

#	MLS@#	Address	City	St	Current Price	RMS Ttl	Style	RMA	TBD	FB	HB	E/S	Yr Built	FP	DOM	Stat Date
1	<a href="#">A1242801</a>	1427 22A Street NW	Calgary	S	\$738,000.00	1,330	Bungalow	6	3	2	0	No	1953	0	62	2022-09-26
2	<a href="#">A1250986</a>	3008 Morley Trail NW	Calgary	S	\$725,000.00	1,251	4 Level Split	5	6	3	0	No	1956	2	18	2022-08-30
3	<a href="#">A1226529</a>	522 35 Street NW	Calgary	S	\$725,000.00	1,068	Bungalow	8	4	2	0	No	1951	0	58	2022-08-06
4	<a href="#">A2001265</a>	5504 Dalhousie Drive NW	Calgary	S	\$719,000.00	1,168	4 Level Split	3	4	3	1	Yes	1973	1	24	2022-10-05
5	<a href="#">A1225796</a>	1224 MEMORIAL Drive NW	Calgary	S	\$718,500.00	1,938	3 Storey	7	4	3	0	Yes	1912	1	81	2022-08-23
6	<a href="#">A2003488</a>	5119 Varscliff Road NW	Calgary	S	\$710,000.00	1,223	Bi-Level	6	5	2	0	No	1968	1	13	2022-10-11
7	<a href="#">A2004420</a>	2024 Ursenbach Road NW	Calgary	S	\$700,000.00	1,449	Bungalow	6	3	3	0	Yes	1966	2	10	2022-10-14
8	<a href="#">A1243452</a>	2104 Urbana Road NW	Calgary	S	\$700,000.00	1,334	Bi-Level	7	5	1	1	No	1965	1	14	2022-08-12
9	<a href="#">A1253697</a>	4532 Vegas Road NW	Calgary	S	\$698,500.00	1,194	Bungalow	6	4	2	1	Yes	1965	2	9	2022-09-01
10	<a href="#">A1240058</a>	4411 Dalgetty Hill NW	Calgary	S	\$682,500.00	1,133	4 Level Split	7	4	3	0	Yes	1969	1	51	2022-09-05
11	<a href="#">A1207363</a>	5111 Varscliff Road NW	Calgary	S	\$680,000.00	2,293	2 Storey Split	9	4	3	1	Yes	1968	3	81	2022-08-16
12	<a href="#">A1236953</a>	2124 Halifax Crescent NW	Calgary	S	\$672,000.00	1,280	Bungalow	5	4	3	0	Yes	1952	0	63	2022-09-09
13	<a href="#">A1255083</a>	3391 Breton Close NW	Calgary	S	\$668,800.00	1,293	Bi-Level	7	4	2	1	Yes	1971	0	10	2022-09-09
14	<a href="#">A1233474</a>	5508 Dalwood Way NW	Calgary	S	\$667,000.00	1,171	Bi-Level	6	5	3	0	Yes	1972	1	34	2022-07-28
15	<a href="#">A2002988</a>	4927 Viceroy Place NW	Calgary	S	\$660,000.00	1,276	Bungalow	6	3	2	0	Yes	1966	0	23	2022-10-19
16	<a href="#">A1222148</a>	1707 20 Avenue NW	Calgary	S	\$654,000.00	1,150	Bungalow	6	6	3	0	Yes	1961	1	37	2022-08-05
17	<a href="#">A1245677</a>	6111 Dalton Drive NW	Calgary	S	\$645,000.00	1,521	Bungalow	5	4	3	0	Yes	1968	2	40	2022-09-13
18	<a href="#">A1218246</a>	2624 Exshaw Road NW	Calgary	S	\$645,000.00	1,118	Bi-Level	6	4	2	0	No	1954	0	117	2022-09-14
19	<a href="#">A1244449</a>	2911 Brentwood Boulevard NW	Calgary	S	\$644,888.00	1,121	Bungalow	6	5	2	1	Yes	1961	0	42	2022-09-17
20	<a href="#">A1257298</a>	4827 Vanguard Road NW	Calgary	S	\$635,000.00	1,154	Bungalow	6	4	2	0	No	1965	1	39	2022-10-19
21	<a href="#">A1237524</a>	503 35 Street NW	Calgary	S	\$630,000.00	1,118	Bungalow	7	4	2	0	No	1952	0	54	2022-09-02
22	<a href="#">A1216954</a>	4304 Brisebois Drive NW	Calgary	S	\$629,000.00	1,201	4 Level Split	11	6	2	0	No	1962	1	133	2022-09-27
23	<a href="#">A1230912</a>	2444 22A Street NW	Calgary	S	\$625,000.00	1,211	Bungalow	6	5	2	0	No	1952	0	76	2022-09-01
24	<a href="#">A1243467</a>	5467 Dalrymple Crescent NW	Calgary	S	\$620,000.00	1,155	Bi-Level	6	3	1	1	Yes	1972	2	2	2022-07-29
25	<a href="#">A1258628</a>	4427 53 Street NW	Calgary	S	\$616,500.00	1,204	Bi-Level	6	3	3	0	Yes	1972	2	22	2022-10-13

**Status:** Sold **DOM:** 62  
**MLS#:** A1242801 **Condo:** No  
**Subdivision:** Hounsfield Heights/Briar Hill  
**Type:** Detached  
**Style:** One  
**Beds:** **Above:** 3 **Total:** 3  
**F/H Baths:** 2/0 **Rooms Abv:** 6  
**RMS Ttl:** 1,330 **Year Built:** 1953  
**Taxes:** \$4,972.00/2022 **Possession:** 90 Days / Neg  
**Sold Date:** 09/26/2022



**Lot Size:** 5856 SqFt **Front Len:** 15.23M 50`0" **Lot Dim:**  
**Fireplace:** 0 **Garage Dim:**  
**Parking:** Single Garage Detached **Total:** 1  
**Basement:** Finished, Full

Resting on an 50'x117' corner lot in the heart of Briar Hill is this fantastic bungalow with West backyard and mountain views! This property makes an ideal holding property or presents a perfect opportunity to let your imagination inspire you to build your dream home. Boasting mature trees, this three bedroom home offers a charming kitchen, & spacious living/dining room with large picture windows allowing natural light to flow throughout. The finished lower features a spacious rec room, workshop, and laundry. West facing backyard is prime for outdoor living with a new extensive deck and plenty of yard space. Located mere minutes to Lions Park, LRT, SAIT, North Hill Mall, restaurants, & schools. Come see for yourself the endless possibilities this home offers in this exclusive community.



#### Directions:

**Appliances:** Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

**Goods Inc:** n/a

**Features:** See Remarks

**Lot Feat:** Back Lane, Corner Lot, Lawn

**Flooring:** Carpet, Hardwood, Linoleum

**Other Equip:** None

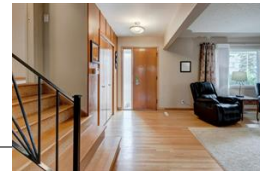
Listed By: RE/MAX REAL ESTATE (CENTRAL)

**Printed Date:** 10/26/2022 11:38:39 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

**Status:** Sold  
**MLS#:** A1250986  
**Subdivision:** Banff Trail  
**Type:** Detached  
**Style:** 4 Level Split  
**Beds:** Above: 2  
**F/H Baths:** 3/0  
**RMS Ttl:** 1,251  
**Taxes:** \$4,311.00/2022  
**Sold Date:** 08/30/2022

**DOM:** 18  
**Condo:** No  
**Total:** 6  
**Rooms Abv:** 5  
**Year Built:** 1956  
**Possession:** 30 Days / Neg/Vacant for quick or flexible possession.



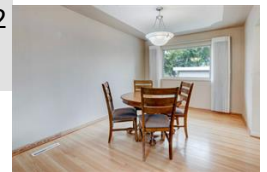
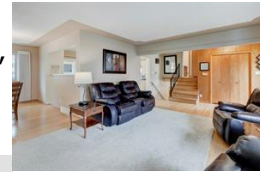
**Lot Size:** 6006 SqFt **Front Len:** 15.25M 50`0" **Lot Dim:**

**Fireplace:** 2/Bedroom, Brick Facing, Gas Log, Living Room, Mantle, Raised Hearth, See Remarks, Wood Burning  
**Garage Dim:** 24`1" x 21`3"

**Parking:** Double Garage Detached, Garage Door Opener, Garage Faces Rear, Off Street, Oversized, Parking Pad **Total:** 3

**Basement:** Finished, Full

Builders and Investors alert: RARE 50' X 120' M-C1 zoned lot in highly sought after community of Banff Trail ideal for redevelopment into 3 to 4 storey apartment building or townhouses (subject to city approval). Perfect community for this redevelopment located walking distance to U of C and Confederation Park, close to Foothills Hospital, Children's Hospital, SAIT, Market Mall, Nose Hill Park, LRT and close proximity to Downtown! Superb investment property with 6 bedrooms and 3 Full baths that has been meticulously maintained over the years. Also great for Airbnb or rent by the room to U of C students with the current rental shortage! Great for large family too, in a desirable inner city community with great schools! Pride of ownership evident throughout. Spacious rooms, gleaming hardwood floors, 2 wood burning fireplaces with gas log lighters, oversized double detached garage with additional parking pad beside are just some of the highlights of this home.



#### Directions:

**Appliances:** Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings

**Goods Inc:** Garden Shed

**Features:** See Remarks

**Lot Feat:** Back Lane, Back Yard, City Lot, Landscaped, Rectangular Lot, See Remarks, Sloped Up

**Flooring:** Hardwood, Laminate, Linoleum

**Other Equip:** Garage Door Opener

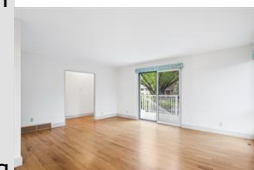
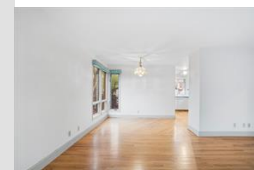
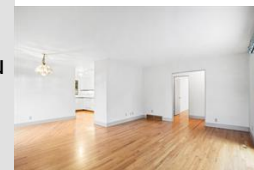
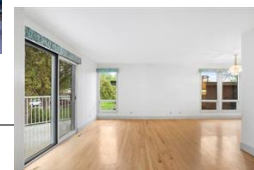
Listed By: RE/MAX HOUSE OF REAL ESTATE

Printed Date: 10/26/2022 11:38:39 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

**Status:** Sold  
**MLS#:** A1226529  
**Subdivision:** Parkdale  
**Type:** Detached  
**Style:** One  
**Beds:** Above: 3  
**F/H Baths:** 2/0  
**RMS Ttl:** 1,068  
**Taxes:** \$5,029.00/2021  
**Sold Date:** 08/06/2022

**DOM:** 58  
**Condo:** No  
**Total:** 4  
**Rooms Abv:** 8  
**Year Built:** 1951  
**Possession:** Immediate



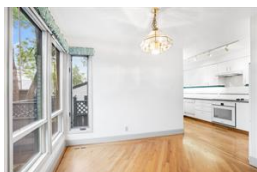
**Lot Size:** 5996 SqFt **Front Len:** 15.24M 50`0" **Lot Dim:**

**Fireplace:** 0 **Garage Dim:**

**Parking:** Double Garage Detached **Total:** 6

**Basement:** Finished, Full, Suite

\*\*\*OPEN HOUSE | THURSDAY AUGUST 4, 2022 5:30PM - 8:30PM & SATURDAY AUGUST 6, 2022 3PM - 6PM\*\* \*\*\*INVESTOR/DEVELOPER ALERT - HUGE potential TO BUILD AN INFILL! A 50x120 RC2 lot with many infills on the same street.\*\*\* WELL-MAINTAINED raised bungalow, with an (illegal) MIL suite to hold the property until you are ready to build! Situated on a quiet street in the popular community of Parkdale. West-facing location lets you enjoy constant Sunshine. Surrounded by green space, mature trees and beautifully updated, featuring 4 beds + 2 baths and an illegal basement suite and recently updated shingles, windows, fence, deck, balcony, furnace and water tank, this home has it all! Walk up the balcony perfect for your morning coffee rituals. Step inside the open-concept main floor of this spotlessly clean home and be welcomed by the bright sizeable living room with floor-to-ceiling windows allowing tons of natural light to stream throughout the open-plan main floor outfitted with beautiful hardwood flooring. Enjoy a warm meal in the dining area. Prepare delicious gourmet meals in the gorgeous white kitchen with plenty of custom white cabinetry, ample counter space, modern white kitchen appliances and an awesome view of the neighborhood. The primary bedroom is large with generous closet space. Down the hall are 2 more good-sized bedrooms and a 4 pc bathroom. The illegal suite basement offers 1 bedroom and a bonus room that you can convert to an extra bedroom or home office, there's a kitchenette, a 3 pc bathroom and a laundry area. The basement has plenty of room for storage or whatever you desire to maximize the space in your home plus plenty of cash flow potential! The fenced backyard boasts a view of the green space, mature trees and an expansive deck - a great place to unwind in the peaceful and serene backyard space, perfect for summer BBQs or any celebration you want to host! You never have to worry about parking space as this home offers a double detached garage with a storage and work area. A great holding property with a huge potential to build a duplex. Family-friendly location! With public transportation just minutes away and shopping, restaurants, schools, and many other amenities within easy reach, this is the ideal place to call home. Book your appointment now!



#### Directions:

**Appliances:** Dryer, Electric Cooktop, Microwave, Oven, Refrigerator, Washer

**Goods Inc:** Dryer, Washer, Electric Cooktop, Microwave, Oven, Refrigerator, Hood Fan

**Features:** No Smoking Home, Open Floorplan

**Lot Feat:** Landscaped, Level, Rectangular Lot, Treed

**Flooring:** Hardwood, Linoleum

**Other Equip:** None

Listed By: EXP REALTY

Printed Date: 10/26/2022 11:38:39 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

**Status:** Sold  
**MLS#:** A2001265  
**Subdivision:** Dalhousie  
**Type:** Detached  
**Style:** 4 Level Split  
**Beds:** Above: 2  
**F/H Baths:** 3/1  
**RMS Ttl:** 1,168  
**Taxes:** \$3,725.00/2022  
**Sold Date:** 10/05/2022

**DOM:** 24  
**Condo:** No  
**Total:** 4  
**Rooms Abv:** 3  
**Year Built:** 1973  
**Possession:** Immediate



**Lot Size:** 7351 SqFt  
**Front Len:** 18.20M 59`9" **Lot Dim:**  
**Fireplace:** 1/Wood Burning **Garage Dim:** 21`8" x 24`1"  
**Parking:** Double Garage Detached, Garage Faces Side, Oversized **Total:** 4  
**Basement:** Finished, Full



Are you looking for a home in one of Calgary's top communities? This is the one you've been waiting for! This stunningly renovated 4-level split has over 2000 sq feet of living space. A corner lot with fantastic city views and steps away from amenities, transit (LRT) and schools make this the perfect location. A brand new fence surrounding a large backyard allows for lots of privacy, while the patio makes this the perfect place to entertain friends and family throughout the year. Some of the many upgrades include new windows, electrical, plumbing, fence, deck, carpet, engineered hardwood floor freshly painted throughout. A new kitchen, 3 brand new bathrooms, and a wet bar. This 4 bedroom open floor plan achieves the perfect balance of open concept living with loads of custom cabinetry and storage throughout the home. Relax in the living room while bathed in sunshine that streams through the brand-new picture window. Unobstructed sightlines between the kitchen and dining room allow for everyone to be part of the conversation at mealtime. Engineered Hardwood floors run throughout the main floor. The newly renovated kitchen features stainless steel appliances with quartz countertops, the kitchen window overlooks the inviting backyard, while the large kitchen island ensures lots of prep space. The upper level includes the primary bedroom with a newly renovated ensuite, featuring a freestanding tub and separate shower, and in-floor heating enjoy the spa-like feel every day! A custom walk-through closet ensures you will have ample storage. The 2nd bedroom allows you to keep your small children close allowing for peace of mind. The lower levels include more developed space, enjoy the architectural detail of the coffered ceiling while relaxing in front of your wood-burning fireplace. The developed space includes a wet bar with built-in wine fridge, and ample room for a games area or office space. Another newly renovated bathroom with heated floors, 2 bedrooms with custom closets and laundry room with additional cold storage complete the space. This home is so versatile you're sure to find it to be the perfect fit. This property won't last long, book your viewing today!



#### Directions:

**Appliances:** Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator

**Goods Inc:** N/A

**Features:** Beamed Ceilings, No Animal Home, No Smoking Home, Separate Entrance, Stone Counters, Storage, Vinyl Windows, Wet Bar

**Lot Feat:** Corner Lot, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Landscaped, Native Plants, Private, Views

**Flooring:** Carpet, Hardwood, Tile

**Other Equip:** None



**Status:** Sold  
**MLS#:** A1225796  
**Subdivision:** Hillhurst  
**Type:** Detached  
**Style:** Three Or More  
**Beds:** Above: 3  
**F/H Baths:** 3/0  
**RMS Ttl:** 1,938  
**Taxes:** \$6,947.00/2021  
**Sold Date:** 08/23/2022

**DOM:** 81  
**Condo:** No

**Total:** 4  
**Rooms Abv:** 7  
**Year Built:** 1912  
**Possession:** Immediate



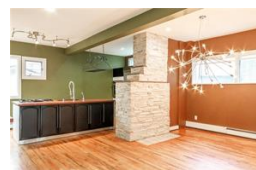
**Lot Size:** 4499 SqFt **Front Len:** 11.43M 37`6" **Lot Dim:**

**Fireplace:** 1/Gas **Garage Dim:** 23`2" x 21`3"

**Parking:** Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Oversized, Parking Pad **Total:** 3

**Basement:** Finished, Full, Suite

\*\*\*INVESTOR ALERT \*\*\*Endless possibilities surround this 37'x120' M-CG Kensington/Hillhurst home offering million dollar views of the river and downtown skyline. Riverfront land along this stretch of Memorial Dr is in high demand and the M-CG zoning creates opportunity. The home itself is in fantastic condition and has plenty of life left including a high-end 50 year roof. Beautiful hardwood leads to the artistic kitchen featuring granite countertops, high-end s/s appliances, and a floating island. Upstairs you will find 3 bedrooms, 2 full bathrooms including a master retreat on the third level and upstairs laundry. The basement has a separate entrance and is fully finished and can generate rental income with the necessary steps. Completing the package is an oversized double car garage + paved parking pad beside it.



**Directions:**

**Appliances:** Dishwasher, Dryer, Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer

**Goods Inc:** N/A

**Features:** Skylight(s)

**Lot Feat:** Back Lane, Landscaped, Level, Rectangular Lot, Views

**Flooring:** Carpet, Ceramic Tile, Hardwood

**Other Equip:** None

Listed By: CENTURY 21 ELEVATE REAL ESTATE

Printed Date: 10/26/2022 11:38:39 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

**Status:** Sold  
**MLS#:** A2003488  
**Subdivision:** Varsity  
**Type:** Detached  
**Style:** Bi-Level  
**Beds:** Above: 3  
**F/H Baths:** 2/0  
**RMS Ttl:** 1,223  
**Taxes:** \$4,364.00/2022  
**Sold Date:** 10/11/2022

**DOM:** 13  
**Condo:** No

**Total:** 5  
**Rooms Abv:** 6  
**Year Built:** 1968  
**Possession:** Immediate, Negotiable



**Lot Size:** 668 SqFt  
**Front Len:** 18.28M 60`0" **Lot Dim:**

**Fireplace:** 1/Great Room, Stone, Wood Burning  
**Garage Dim:** 23`4" x 21`4"

**Parking:** Additional Parking, Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Front, Off Street, On Street, RV Access/Parking, Tandem **Total:** 6

**Basement:** Finished, Full

LOCATION, LOCATION, LOCATION! BACKING ONTO GREENSPACE IN VARSITY VILLAGE! LARGE 7,201SQFT LOT! RARE OPPORTUNITY - HOMES ON THIS STREET RARELY GET LISTED FOR SALE! OVERSIZED DOUBLE DETACHED GARAGE WITH ROOF-TOP PATIO! BRAND NEW LUXURY VINYL PLANK FLOORING THROUGHOUT, NEW PAINT THROUGHOUT, & SOME NEW LIGHTING! SOUTH-FACING BACKYARD! 2,300+SQFT OF LIVING SPACE! Welcome to the beautiful 5119 Varscliff Road, located next to schools, parks, and very close to Market Mall! This extra special property features a long driveway with room for 4 vehicles plus a double detached garage. A charming porch is featured at the front of the property and is accessed from the primary bedroom. Inside, the main floor features a large kitchen with BRAND-NEW FRIDGE, moveable island, and brand new lighting, large living room with large window, dining room, 3 bedrooms, laundry, renovated full bathroom, and access to the backyard. The fully developed basement features a large rec room with WET BAR, wood burning fireplace and stone wall, 2 bedrooms, full bathroom with updated countertops, & large storage room. The STUNNING BACKYARD is partially fenced and boasts views of the incredible greenspace behind the property. Large garden beds are located behind the garage. Mature trees throughout the property. Rare roof-top patio above the garage so you can enjoy privacy and gorgeous views. Close to the Bow River, Foothills Hospital, Market Mall, and Vecova saltwater pool. Don't let this opportunity pass you by! Furnace: 2017. Newer hot water tank. 15 yrs left on shingles. NEW BACK DECK in 2021. View the 3D tour then book your showing today!



**Directions:**

**Appliances:** Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer

**Goods Inc:** Fridge, stove, microwave, dishwasher, washer, dryer, garage door opener & remotes, lawnmower (as is), alarm system (no contract), central vacuum attachments (no canister), garage contents, red chest of drawers in utility room

**Features:** Breakfast Bar, Kitchen Island, Open Floorplan, Storage

**Lot Feat:** Back Yard, Greenbelt, Landscaped, Views

**Flooring:** Vinyl

**Other Equip:** Garage Door Opener





**Status:** Sold  
**MLS#:** A2004420  
**Subdivision:** University Heights  
**Type:** Detached  
**Style:** One  
**Beds:** Above: 3  
**F/H Baths:** 3/0  
**RMS Ttl:** 1,449  
**Taxes:** \$5,308.00/2022  
**Sold Date:** 10/14/2022

**DOM:** 10  
**Condo:** No  
**Total:** 3  
**Rooms Abv:** 6  
**Year Built:** 1966  
**Possession:** 30 Days / Neg



**Lot Size:** 6598 SqFt  
**Front Len:** 18.29M 60`0" **Lot Dim:**  
**Fireplace:** 2/Gas, Gas Log  
**Garage Dim:**  
**Parking:** Attached Carport **Total:** 3  
**Basement:** Finished, Full

1400+ Sqft Bungalow, 4 Bedroom , 3 Bathroom and pride of ownership top to bottom. This has the most potential on the block . This university heights bungalow is a prime location canvas ready for imagination and development. You are welcomed onto this property by mature landscaping and timeless curb appeal, the oversized brick carport sets the stage for a great renovation or inspires for redevelopment. Stepping inside the main floor is over 1400 sqft with 3 bedrooms and 2 bedrooms up. Room for a huge main living space separate dining and a great kitchen, down the hall is a king-size primary suite and ensuite. On the main level, there are two more great size bedrooms and a four-piece bathroom. The basement is primed with a 4 piece bathroom, another bedroom, an oversized rec room, and secondary living space. The southeast backyard has all the space for a detached garage and patio or deck space, with back lane access. This property in NW Calgary is steps from schools, green space, and 10 min to downtown. Welcome home!



#### Directions:

**Appliances:** Electric Range, Microwave, Range Hood, Refrigerator

**Goods Inc:** None

**Features:** Double Vanity

**Lot Feat:** Back Lane, Back Yard, Front Yard

**Flooring:** Carpet, Linoleum

**Other Equip:** None

Listed By: RE/MAX HOUSE OF REAL ESTATE

**Printed Date:** 10/26/2022 11:38:48 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

**Status:** Sold  
**MLS#:** A1243452  
**Subdivision:** University Heights  
**Type:** Detached  
**Style:** Bi-Level  
**Beds:** Above: 3  
**F/H Baths:** 1/1  
**RMS Ttl:** 1,334  
**Taxes:** \$5,169.00/2022  
**Sold Date:** 08/12/2022

**DOM:** 14  
**Condo:** No  
**Total:** 5  
**Rooms Abv:** 7  
**Year Built:** 1965  
**Possession:** /negotiable 09/23/2022



**Lot Size:** 6706 SqFt **Front Len:** 18.59M 61`0" **Lot Dim:**

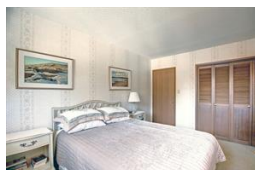
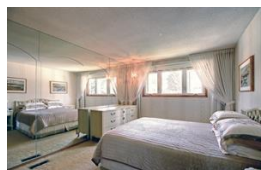
**Fireplace:** 1/Basement, Brick Facing, Gas Log, Raised Hearth, Wood Burning  
**Garage Dim:**

**Parking:** Driveway, Garage Faces Front, Single Garage Attached **Total: 4**

**Basement:** Finished, Full



Imagine riding your bikes to The Banquet patio, enjoying a great meal, then catching the latest blockbuster at Cineplex VIP theatres, and then ending the night with handcrafted ice cream from Village Ice Cream. Now imagine your children walking to top-ranked schools just down the street. You start your weekends lighting your thighs on fire at YYC-Cycle or Orange Theory. All this and more can be your life... All this is possible if you live at 2104 Urbana Road NW. This meticulously cared-for, one-owner home has fantastic bones with vaulted ceilings in the living room and dining room, a spacious kitchen, tons of windows throughout; and all the bedrooms are well proportioned, there's even a walk-up basement entry. Your imagination is the limit for what you can create with the space. The huge yard even has ample room for an additional garage. Call today to book your private tour, homes in University Height don't last long!



**Directions:**

**Appliances:** Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Refrigerator, Washer, Window Coverings

**Goods Inc:** garden shed

**Features:** High Ceilings, Laminate Counters, Vaulted Ceiling(s)

**Lot Feat:** Back Lane, Back Yard, Lawn, Landscaped, Rectangular Lot

**Flooring:** Carpet, Hardwood, Linoleum

**Other Equip:** Garage Door Opener

Listed By: POWER PROPERTIES

Printed Date: 10/26/2022 11:38:48 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

**Status:** Sold  
**MLS#:** A1253697  
**Subdivision:** Varsity  
**Type:** Detached  
**Style:** One  
**Beds:** Above: 3      **Total:** 4  
**F/H Baths:** 2/1      **Rooms Abv:** 6  
**RMS Ttl:** 1,194      **Year Built:** 1965  
**Taxes:** \$4,490.00/2022      **Possession:** 30 Days / Neg  
**Sold Date:** 09/01/2022



**Lot Size:** 8224 SqFt      **Front Len:** 3.96M 13`0"      **Lot Dim:**

**Fireplace:** 2/Basement, Brick Facing, Gas Log, Living Room, Wood Burning  
**Garage Dim:** 24`0" x 28`0"

**Parking:** Additional Parking, Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Oversized, Workshop in Garage **Total:** 4

**Basement:** Finished, Full

First time on the market! What an amazing opportunity to live in one of Calgary's most desirable neighbourhoods. This well maintained bungalow shows pride of ownership and features a bright open floorplan with plenty of windows for lots of natural sunlight. Highlights include hardwood flooring on upper level, updated vinyl windows (2017), two fireplaces (wood burning in the living room and natural gas in lower family room), 4 bedrooms and 2.5 baths (all bathrooms have been updated). There is a 11x23 rear deck plus an exposed aggregate patio (with roll out canopy) in the large private fenced and landscaped rear yard (with underground sprinklers, a fire pit, storage shed, and covered wood storage). The lower level features the forth bedroom, a renovated full bath, family room, storage and a rec room with a bar. There are sports fields off the back and a green space in front making this location one of Varsity Acres' more desirable lots. Ideal for families; walking distance to Varsity Acres Elementary School (French Immersion Program), the Varsity Community Centre, and public transportation. The home also has quick proximity to the U of C, University Research Park, Foothills Hospital, Junior and Senior High Schools, Market Mall, McMahon Stadium and Crowchild Trail. There is an oversized (24 x 28) heated and insulated double garage with a built-in workbench, plus rear parking for two additional cars. Note the updated furnace with electrostatic air filter (2006), shingles (2010), hot water tank (2010), plus a built-in vacuum system and included washer & dryer. If you're looking to modernize, your renovation costs can be built into your new mortgage with as little as 5% down, OAC. This home is easy to show and flexible possession is available.



#### Directions:

**Appliances:** Bar Fridge, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings

**Goods Inc:** Fridge in garage, vacuum system and attachments

**Features:** Bar, No Animal Home, No Smoking Home, Pantry, See Remarks, Storage, Vinyl Windows

**Lot Feat:** Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Greenbelt, No Neighbours Behind, Landscaped, Many Trees, Street Lighting, Pie Shaped Lot, Private, See Remarks, Treed, Views

**Flooring:** Carpet, Ceramic Tile, Hardwood, Linoleum

**Other Equip:** Garage Door Opener, Workbench(s)

Listed By: SELLER DIRECT REAL ESTATE

**Printed Date:** 10/26/2022 11:38:48 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

**Status:** Sold  
**MLS#:** A1240058  
**Subdivision:** Dalhousie  
**Type:** Detached  
**Style:** 4 Level Split  
**Beds:** Above: 3  
**F/H Baths:** 3/0  
**RMS Ttl:** 1,133  
**Taxes:** \$3,957.00/2022  
**Sold Date:** 09/05/2022

**DOM:** 51  
**Condo:** No  
**Total:** 4  
**Rooms Abv:** 7  
**Year Built:** 1969  
**Possession:** Negotiable



**Lot Size:** 6372 SqFt  
**Front Len:** 17.68M 58`0" **Lot Dim:**  
**Fireplace:** 1/Gas  
**Garage Dim:** 25`2" x 20`8"  
**Parking:** Double Garage Detached, Oversized **Total:** 2  
**Basement:** Finished, Full

FALL IN LOVE with this UPDATED 4-bedroom home with an amazing location only a 7-MINUTE WALK to Dalhousie LRT Station. With 2232 sq ft of developed space you'll have everything you need! BRIGHT and open main floor features beautiful redone HARDWOOD floors. The STUNNING kitchen is the heart of this home boasting a 7 ft ISLAND with eating bar, QUARTZ countertops, gorgeous SHAKER CABINETS, soft-close drawers, INDUCTION cooktop, BUILT-IN oven / microwave and a WARMING DRAWER. Unwind or entertain in the living room with large picture window for tons of NATURAL LIGHT. Dining space offers room for everyone! Patio doors lead out to your COVERED balcony and SOUTH FACING backyard. Relax in your primary bedroom with 3-pc ensuite. 2 additional bedrooms and 4-pc main bathroom. Lower level offers additional BRIGHT family space to hang out in, includes a fireplace, built-ins and LARGE WINDOWS. You'll love the bright FLEX SPACE that can be an OFFICE, study, hobby room, music room....what ever you need! 3-pc lower level bathroom. Convenient access to your outdoor PATIO and landscaped backyard. Basement level provides even more space with a large rec room, 4th bedroom and laundry room. SOUTH FACING backyard will be your summer oasis. Enjoy a covered deck, large patio and gravel pad for kids play centre or firepit. OVERSIZED DOUBLE GARAGE. Updates include KITCHEN (2021), NEW WINDOWS / main level (2021) with the majority of all windows done within last 10 years, NEW ROOF SHINGLES with SOFFITS/FASICA (2018), AGGREGATE WALKWAY (2019) and NEW FURANCE (2020). You'll absolutely love this location. Easy walk to Dalhousie LRT STATION. Walk to neighbourhood schools, shops, Nosehill Park. 7-min drive to U OF C. 11-min drive to FOOTHILLS HOSPITAL. 15-min drive to downtown. Don't miss out!



#### Directions:

**Appliances:** Built-In Oven, Dishwasher, Dryer, Freezer, Garage Control(s), Induction Cooktop, Microwave, Refrigerator, Warming Drawer, Washer, Window Coverings

**Goods Inc:** N/A

**Features:** Bookcases, See Remarks, Stone Counters, Vinyl Windows

**Lot Feat:** Back Lane, See Remarks

**Flooring:** Carpet, Hardwood, Tile

**Other Equip:** Garage Door Opener, Humidifier

Listed By: RE/MAX FIRST

Printed Date: 10/26/2022 11:38:48 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

**Status:** Sold  
**MLS#:** A1207363  
**Subdivision:** Varsity  
**Type:** Detached  
**Style:** One and One Half  
**Beds:** Above: 4  
**F/H Baths:** 3/1  
**RMS Ttl:** 2,293  
**Taxes:** \$4,547.00/2021  
**Sold Date:** 08/16/2022

**DOM:** 81  
**Condo:** No  
**Total:** 4  
**Rooms Abv:** 9  
**Year Built:** 1968  
**Possession:** 60 Days / Neg



**Lot Size:** 7201 SqFt      **Front Len:** 18.29M 60`0"      **Lot Dim:**

**Fireplace:** 3/Basement, Family Room, Living Room, Wood Burning  
**Garage Dim:** 21`0" x 19`7"

**Parking:** Double Garage Attached **Total:** 4

**Basement:** Finished, Full



A great opportunity to customize your reno or build your dream home in Varsity Estates. Private south yard, backing onto a greenspace leading to the stunning Bow River Pathway system and Bowmont Park. This solid, clean home was built by Nu-West Homes and expanded with a large family room/private master retreat & double attached garage addition, providing 2292 sq ft of living space above grade and over 3500 sq ft of total developed living space. Living room with wood burning fireplace, adjoining dining room, and large windows facing the private, south backyard. Opposite the living room is a 4 piece bathroom, and 3 spacious bedrooms – one with a 2 piece ensuite. A central U-shaped kitchen opens to the dining room and leads to the large sunken family room with another wood-burning fireplace. Patio doors open onto to the south backyard with patio, flower garden and magnificent mature trees. Stairs in the family room lead to the spacious and totally private master bedroom retreat, which could also be a gym or home office – with new windows, a walk-in closet and 4 piece ensuite. A separate furnace for the addition ensures adequate heat. Expansive finished basement with an office area, 3 piece bathroom, laundry area, workshop and a large recreation room with third wood burning fireplace and a dry bar. The double attached garage has direct access into the property. New hot water tank 2021. With a unique layout this property provides a great opportunity for a customized reno or could be lived in as is. Steps to Bowmont Park, Bow River Pathway system & Market Mall and minutes to top rated schools, Silver Spring Golf Course, LRT, U of C, and 2 hospitals. Come and explore the possibilities.



#### Directions:

**Appliances:** Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings

**Goods Inc:** N/A

**Features:** See Remarks, Storage, Walk-In Closet(s)

**Lot Feat:** Back Yard, Backs on to Park/Green Space, Greenbelt, No Neighbours Behind, Level, Many Trees, Rectangular Lot, Treed

**Flooring:** Carpet, Ceramic Tile, Linoleum, Wood

**Other Equip:** Ceiling Fan(s), Garage Door Opener

Listed By: REAL ESTATE PROFESSIONALS INC.

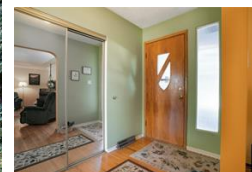
Printed Date: 10/26/2022 11:38:49 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

**Status:** Sold  
**MLS#:** A1236953  
**Subdivision:** Banff Trail  
**Type:** Detached  
**Style:** One  
**Beds:** Above: 2  
**F/H Baths:** 3/0  
**RMS Ttl:** 1,280  
**Taxes:** \$4,551.00/2021  
**Sold Date:** 09/09/2022

**DOM:** 63  
**Condo:** No

**Total:** 4  
**Rooms Abv:** 5  
**Year Built:** 1952  
**Possession:** 30 Days / Neg



**Lot Size:** 6803 SqFt  
**Front Len:** 17.30M 56`9" **Lot Dim:**  
**Fireplace:** 0  
**Garage Dim:** 26`0" x 28`0"  
**Parking:** Double Garage Detached, Off Street, Oversized, RV Access/Parking **Total: 4**  
**Basement:** Full, Suite

This is an excellent holding property zone R-CG for future re-development. Welcome to this very well cared for 1280 sq. Ft. up/down bungalow located on Halifax Crescent in the heart of Banff Trail. The main floor features a huge living room and dining room, a decent size kitchen with an eating area plus 2 good-sized bedrooms all with hardwood floors. The basement is fully developed complete with a 3rd bedroom complete with its own 3 pce en-suite, laundry room, lots of storage, PLUS an (illegal) fully self-contained 1bedroom suite. This amazing home is situated on a huge 56x120 lot with a beautiful yard complete with a huge deck, greenhouse, apple trees and gardens, an oversized 26'x 28' double garage, and an additional front driveway for extra parking all within walking distance to the Banff Trail & Lions Park LRT stations, U of C, Sait, Foothills & Children's Hospitals and North Hill Shopping Centre.



**Directions:**

**Appliances:** Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer

**Goods Inc:** Basement stove, fridge, laundry room fridge, freezer, microwave, garage work benches, green house

**Features:** No Animal Home, No Smoking Home

**Lot Feat:** Back Lane, City Lot, Fruit Trees/Shrub(s), Lawn, Landscaped, See Remarks

**Flooring:** Hardwood, Tile

**Other Equip:** Garage Door Opener

Listed By: ROYAL LEPAGE MISSION REAL ESTATE

Printed Date: 10/26/2022 11:38:49 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).



**Status:** Sold  
**MLS#:** A1255083  
**Subdivision:** Brentwood  
**Type:** Detached  
**Style:** Bi-Level  
**Beds:** Above: 3  
**F/H Baths:** 2/1  
**RMS Ttl:** 1,293  
**Taxes:** \$3,732.00/2022  
**Sold Date:** 09/09/2022

**DOM:** 10  
**Condo:** No

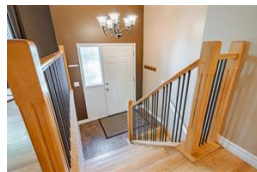
**Total:** 4  
**Rooms Abv:** 7  
**Year Built:** 1971  
**Possession:** 15 Days / Neg



**Lot Size:** 7815 SqFt  
**Front Len:** 18.3M 60` 0" **Lot Dim:**  
**Fireplace:** 0  
**Garage Dim:** 24` 2" x 17` 11"  
**Parking:** Driveway, Off Street, Parking Pad, Single Garage Attached **Total:** 3  
**Basement:** Finished, Full



Incredible and Outstanding Location! A Rare Opportunity to Live on One of Brentwood's most Prestigious Streets with Amazing Views of Nose Hill Park. Imagine . . . Escaping to Your Own Secluded Private Backyard Paradise with Ultimate Seamless Indoor-Outdoor Entertaining Spaces! Head out Through the Back Gate - to the Private Green Space with a Trail Perfect for Meandering and Exploring Your Neighbourhood. But wait there is more . . . As You Step Across the Threshold, the Timeless Hardwood Floors and Stunning Railing will Leave You Breathless . . . This Home is Designed for Entertaining . . . whether it's a Sit-down Dinner Party for Twenty Guests or an Intimate Kitchen Party between Friends in the Well-designed Kitchen. The Main Floor is made for Making Memories . . . With it's Open and Spacious yet Cozy Living Room and Family Room - Filled with an Abundance of Natural Light. The Decadent Primary Hideaway with an Ensuite plus Two more Bright and Spacious Bedrooms, Complete the Main Floor. All 4 Bedrooms come with Beautiful Warm Cork Flooring. When You have to Work . . . You'll find it Easy in Your Spacious, Bright Lower-level Office. The Lower Level is also Home to another Bedroom, Hobby Room/Exercise Room, Bath and Laundry Area. This Home has seen many upgrades over the years; A Navien on Demand High Efficiency Water Heater, High Efficiency Furnace, Roof, Siding, All Windows - Except for One Small Window in Basement. A Truly Outstanding Location; Minutes to Elementary, Junior High and High Schools, Nose Hill Park, Easy Access to All Major Thoroughfares and Tons of Amenities. Making it Absolutely Perfect for Today's Active Family . . . Make it Yours!



**Directions:**

**Appliances:** Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator

**Goods Inc:** N/A

**Features:** See Remarks, Tankless Hot Water

**Lot Feat:** Backs on to Park/Green Space, Garden, Gentle Sloping, Greenbelt, No Neighbours Behind, Landscaped, See Remarks, Views

**Flooring:** Cork, Hardwood, Laminate, Linoleum, Vinyl

**Other Equip:** Garage Door Opener

Listed By: REAL ESTATE PROFESSIONALS INC.

Printed Date: 10/26/2022 11:38:51 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

**Status:** Sold  
**MLS#:** A1233474  
**Subdivision:** Dalhousie  
**Type:** Detached  
**Style:** Bi-Level  
**Beds:** Above: 3  
**F/H Baths:** 3/0  
**RMS Ttl:** 1,171  
**Taxes:** \$3,544.00/2021  
**Sold Date:** 07/28/2022

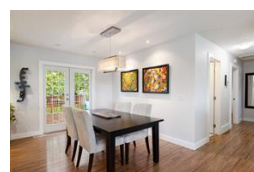
**DOM:** 34  
**Condo:** No  
**Total:** 5  
**Rooms Abv:** 6  
**Year Built:** 1972  
**Possession:** Negotiable



**Lot Size:** 7223 SqFt  
**Front Len:** 17.61M 57`9" **Lot Dim:**  
**Fireplace:** 1/Brick Facing, Family Room, Gas  
**Garage Dim:**  
**Parking:** Driveway, Off Street **Total:** 2  
**Basement:** Finished, Full



20K PRICE REDUCTION!!! Turn-key bi-level home with mountain views in West Dalhousie on a huge private lot with over 2100sqft of developed space, a ~450sqft deck that feels like you're in a forest and steps from the 22+ acre park around Dalhousie Community Center (multiple soccer fields, baseball field, hockey rink, playground, tennis/pickleball/basketball courts and H.D. Cartwright School). The main floor features a master with a FULL 4pce ensuite w/ soaker tub & shower, two additional bedrooms and a 4pce bathroom - perfect for the growing family! The kitchen is a chef's dream with granite countertops; loads of cupboard space, two-tiered island with granite sink and room for 3 chairs; a gas range; 36" french-door fridge; pot/pendant and under-cabinet lighting so there's never a shadow while chopping; all looking over your family and dining room which feeds onto the aforementioned private deck via a double french-door. The backyard is great for family, friends and those with a green-thumb with two raised garden beds against the back fence that you can enjoy while your kiddos play in the nearby sandbox. Downstairs there is a large rec/games room, two additional bedrooms, another 4pce bathroom and laundry/storage room. The home has hot-water-on-demand and a 2021 furnace. Don't miss out on this great family home, close to multiple schools, playgrounds, an extensive pathway system, all amenities, a 4min drive to the C-Train and only a 20min drive to downtown!



**Directions:**

**Appliances:** Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Window Coverings

**Goods Inc:** Metal Shed

**Features:** Ceiling Fan(s), Granite Counters, No Smoking Home, Open Floorplan

**Lot Feat:** Back Yard, Front Yard, Lawn, Many Trees, Street Lighting, Private, Rectangular Lot, Views

**Flooring:** Carpet, Ceramic Tile, Laminate

**Other Equip:** None

Listed By: URBAN-REALTY.ca

Printed Date: 10/26/2022 11:38:51 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

**Status:** Sold  
**MLS#:** A2002988  
**Subdivision:** Varsity  
**Type:** Detached  
**Style:** One  
**Beds:** Above: 3  
**F/H Baths:** 2/0  
**RMS Ttl:** 1,276  
**Taxes:** \$4,422.00/2022  
**Sold Date:** 10/19/2022

**DOM:** 23  
**Condo:** No  
**Total:** 3  
**Rooms Abv:** 6  
**Year Built:** 1966  
**Possession:** 30 Days / Neg/negotiable 11/01/2022



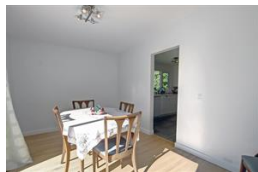
**Lot Size:** 7244 SqFt      **Front Len:** 10.35M 34`0"      **Lot Dim:**  
**Fireplace:** 0      **Garage Dim:** 22`0" x 13`8"

**Parking:** Concrete Driveway, Oversized, Single Garage Attached, Workshop in Garage  
**Total:** 3

**Basement:** Finished, Full



**GREAT PRICE!** Welcome to one of the BEST locations in all of Varsity Acres. Home is steps to the ravine and walking distance to the 3 schools in the area. Perfect to raise a growing family. Home has had major updates since owners purchased in 2011. The kitchen was completely remodeled with quartz countertops, an island was added, new cream cabinets, new backsplash & new flooring. The entire main floor of hardwood was sanded and refinished. Both bathrooms on the main have been updated. Ensuite has a walk in shower. All the windows on the main have been replaced and 5 have privacy shutters. A new front patio was built with privacy glass. Faces south and has 2 sets of sliding doors leading back into the home. Lower level has new carpet throughout and has been recently painted. Roof replaced just prior to purchase in 2010 (torched flat roof). Large pie lot at the rear of the cul de sac with a backyard that is a "park like setting". An oversized single garage. Rarely do homes with such a superb location come up! Home is also a 5 minute walk to C-train, a 15 minute drive to downtown, and 3-5 minute drive to the U of C & 2 major hospitals. Also, walking distance to MarketMall & Shaganappi Plaza. Tons of amenities!



**Directions:**

**Appliances:** Dishwasher, Dryer, Electric Stove, Range, Range Hood, Refrigerator, Washer, Window Coverings

**Goods Inc:** none

**Features:** Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home

**Lot Feat:** Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot

**Flooring:** Carpet, Ceramic Tile, Hardwood

**Other Equip:** Garage Door Opener, Humidifier

Listed By: RE/MAX REAL ESTATE (MOUNTAIN VIEW)

**Printed Date:** 10/26/2022 11:38:51 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

**Status:** Sold  
**MLS#:** A1222148  
**Subdivision:** Capitol Hill  
**Type:** Detached  
**Style:** One  
**Beds:** Above: 3  
**F/H Baths:** 3/0  
**RMS Ttl:** 1,150  
**Taxes:** \$2,944.00/2021  
**Sold Date:** 08/05/2022

**DOM:** 37  
**Condo:** No

**Total:** 6  
**Rooms Abv:** 6  
**Year Built:** 1961  
**Possession:** 30 Days / Neg



**Lot Size:** 4801 SqFt  
**Front Len:** 12.20M 40`0" **Lot Dim:**  
**Fireplace:** 1/Electric, Living Room  
**Garage Dim:**  
**Parking:** Alley Access, Garage Door Opener, Garage Faces Rear, Parking Pad, Single Garage Detached **Total:** 3  
**Basement:** Full, Suite



Rare opportunity for this totally renovated bungalow in show home condition. Ready to move in and enjoy. Property has been renovated from the studs out. Total of 6 bedrooms and 3 bathrooms. Main floor has 3 bedrooms, a totally renovated living room with built-ins and an electric fireplace. Gourmet white kitchen with centre island with quartz countertops and designer tile backsplash with new stainless steel appliances. Open to a large dining room. Large master bedroom with a 3-piece ensuite. Two other good sized bedrooms with a 4-piece new bathroom. Separate entrance with mudroom from the backyard leading into a wet bar, large family room with 3 bedrooms and a 4-piece bathroom. Laundry room. New roof, paint exterior. New windows, new flooring, new appliances, LED lighting throughout. Upgraded electrical panel. Upgraded furnace, a new hot water tank. South backyard with single detached garage and two parking stalls. Pride of ownership shown throughout. Must be seen to appreciate renovations done to property. Has easy access. Minutes to SAIT, UC, LRT, amenities, transit in downtown. Ideal for the first time buyer, family or investor. Exceptional Value!



**Directions:**

**Appliances:** Bar Fridge, Dishwasher, Dryer, Electric Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer

**Goods Inc:** None

**Features:** No Animal Home, No Smoking Home

**Lot Feat:** Back Lane, Back Yard, Front Yard, Landscaped

**Flooring:** Carpet, Linoleum

**Other Equip:** None

Listed By: GREATER PROPERTY GROUP

Printed Date: 10/26/2022 11:38:51 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

**Status:** Sold  
**MLS#:** A1245677  
**Subdivision:** Dalhousie  
**Type:** Detached  
**Style:** One  
**Beds:** Above: 2  
**F/H Baths:** 3/0  
**RMS Ttl:** 1,521  
**Taxes:** \$3,535.00/2022  
**Sold Date:** 09/13/2022

**DOM:** 40  
**Condo:** No

**Total:** 4  
**Rooms Abv:** 5  
**Year Built:** 1968  
**Possession:** 30 Days / Neg



**Lot Size:** 5716 SqFt  
**Front Len:** 15.86M 52`0" **Lot Dim:**  
**Fireplace:** 2/Gas  
**Garage Dim:** 21`4" x 21`2"  
**Parking:** Double Garage Attached **Total:** 2  
**Basement:** Finished, Full



This lovely bungalow shows meticulous attention to details throughout. An absolutely stunning home with understated elegance. A rock solid home at 1521 square feet and a fully developed basement. An open airy concept with classic design and an abundance of light with ample windows to accentuate the exposure. This stylish kitchen has an adjacent dining room. Large master with a three piece en suite and a second bedroom that is strategically situated for seclusion and privacy and an adjacent four piece bath. The multi purpose laundry and mud room and the garage entrance are on the main floor. The basement development has a family room, fireplace, games area, two additional large bedrooms, plus a 3 piece bath. Enjoy seclusion and privacy in a beautifully manicured yard. Close to schools, shopping, U of C, and two hospitals.



**Directions:**

**Appliances:** Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings

**Goods Inc:** N/A

**Features:** Bar, Built-in Features, No Animal Home, No Smoking Home, Storage

**Lot Feat:** Back Yard, City Lot, Front Yard, Gentle Sloping, Landscaped, Private, Rectangular Lot

**Flooring:** Carpet, Hardwood

**Other Equip:** Garage Door Opener



Listed By: RE/MAX REAL ESTATE (MOUNTAIN VIEW)

Printed Date: 10/26/2022 11:38:52 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

**Status:** Sold  
**MLS#:** A1218246  
**Subdivision:** Banff Trail  
**Type:** Detached  
**Style:** Bi-Level  
**Beds:** Above: 3  
**F/H Baths:** 2/0  
**RMS Ttl:** 1,118  
**Taxes:** \$4,029.00/2021

**DOM:** 117  
**Condo:** No  
  
**Total:** 4  
**Rooms Abv:** 6  
**Year Built:** 1954  
**Possession:** Negotiable/EXCELLENT TENANT UPSTAIRS - BASEMENT SUITE IS NOT CURRENTLY RENTED. 07/31/2022

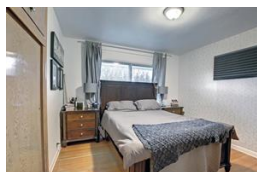
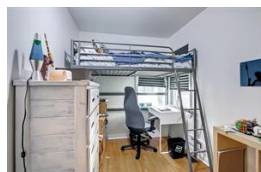


**Sold Date:** 09/14/2022

**Lot Size:** 6006 SqFt      **Front Len:** 15.24M 50`0"      **Lot Dim:** 31,000 sq.ft.  
**Fireplace:** 0      **Garage Dim:** 15`3" x 26`3"  
**Parking:** Alley Access, Single Garage Detached **Total:** 1  
**Basement:** Full, Suite



**LOCATION!! BANFF TRAIL - Never offered before. SUITED (illegal)!! Bi-level - Quiet street a few minutes WALK to both the University of Calgary and the LRT station at Banff Trail. Great curb appeal, pick the pears from the tree in the front yard and plums and apples from the back yard. All 3 trees have different varieties grafted on them! Huge garden, kept up by a couple who loved to garden! The interior has a large eat in kitchen with adjoining dining living room. Large sized bedrooms. Renovated bathroom. Not legal Basement suite has been home to many university students throughout the years. Concrete patio in the backyard overlooks the private yard and single garage. Close to all amenities, and short walk to Branton School Banff Trail School and William Aberhart High School to name a few. Great value for this property. Many improvements have been made throughout the years and well cared for by the owners.**



**Directions:**

**Appliances:** Electric Stove, Refrigerator, Washer/Dryer, Window Coverings

**Goods Inc:** 2 Stoves, 2 Fridges, 1 washer & 1 Dryer.

**Features:** Ceiling Fan(s), No Smoking Home, Separate Entrance, Storage

**Lot Feat:** Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Interior Lot, Landscaped, Level, Street Lighting, Rectangular Lot

**Flooring:** Hardwood

**Other Equip:** Ceiling Fan(s), See Remarks

Listed By: THE REAL ESTATE COMPANY

Printed Date: 10/26/2022 11:38:52 AM

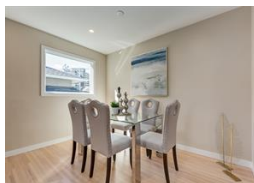
INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

**Status:** Sold  
**MLS#:** A1244449  
**Subdivision:** Brentwood  
**Type:** Detached  
**Style:** One  
**Beds:** Above: 3      **Total:** 5  
**F/H Baths:** 2/1      **Rooms Abv:** 6  
**RMS Ttl:** 1,121      **Year Built:** 1961  
**Taxes:** \$3,088.00/2022      **Possession:** Immediate  
**Sold Date:** 09/17/2022



**Lot Size:** 5296 SqFt      **Front Len:** 16.15M 53`0"      **Lot Dim:**  
**Fireplace:** 0      **Garage Dim:**  
**Parking:** Additional Parking, Alley Access, Parking Pad **Total:** 4  
**Basement:** Finished, Full, Suite

Luxury renovations elevate this gorgeous, move-in-ready Brentwood home from ordinary to extraordinary – and it is in a prime location, too! Every inch of the main floor has been remodelled, including windows, doors, flooring, and mouldings – even the original hardwood floors have been refinished. The kitchen is a dream, with soft-close cabinets and drawers, an extra deep sink, and beautiful quartz countertops. Brand new appliances are high-end Samsung models, including the oversize fridge; smart range with convection oven; and ultra-quiet dishwasher; all of them are under warranty as well. New lighting throughout has been thoughtfully designed for ambiance, with dimmers in the dining area and recessed fixtures in the living room. An ideal family layout with three spacious bedrooms on the main level, including the primary with ensuite and walk-in closet. Both bathrooms on this level feature complete renovations and are absolutely beautiful. The home has been completely repainted, including the lower level which has been transformed into a semi-independent living space perfect for in-laws, older teens, or multi-generational family lifestyle. A second kitchen is brand new, as is the bathroom, and all the lighting on this storey is new as well! Even the laundry area has been updated with luxury vinyl plank flooring and additional attic insulation to optimize the home's energy efficiency. Outside, the home has also been completely painted, and the roof on both the house and shed were done just a few years ago. A large west-facing yard is fully fenced and enjoys tons of sun. The parking pad off the alley is massive, and can easily fit several cars and a large RV, or your dream garage! This home is extremely well-located. Within only a few blocks, you can walk to schools, parks, and the shops at Brentwood Village. The c-train is also nearby, making it easy to commute, and the University of Calgary is a few minutes away as well. Proximity to primary routes makes it easy to get around town, or out of town. With immediate occupancy, book your showing today as you don't want to miss out on this gem!



#### Directions:

**Appliances:** Dishwasher, Dryer, Stove(s), Washer, Window Coverings

**Goods Inc:** Hood Fan, Shed, Refrigerator (2)

**Features:** No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Walk-In Closet(s)

**Lot Feat:** Back Lane, Landscaped

**Flooring:** Carpet, Vinyl

**Other Equip:** See Remarks

Listed By: REAL BROKER

Printed Date: 10/26/2022 11:38:52 AM

**Status:** Sold  
**MLS#:** A1257298  
**Subdivision:** Varsity  
**Type:** Detached  
**Style:** One  
**Beds:** Above: 3  
**F/H Baths:** 2/0  
**RMS Ttl:** 1,154  
**Taxes:** \$4,386.00/2022  
**Sold Date:** 10/19/2022

**DOM:** 39  
**Condo:** No  
**Total:** 4  
**Rooms Abv:** 6  
**Year Built:** 1965  
**Possession:** 15 Days / Neg



**Lot Size:** 6049 SqFt  
**Front Len:** 16.76M 55` 0" **Lot Dim:**  
**Fireplace:** 1/Electric  
**Garage Dim:**  
**Parking:** Double Garage Attached **Total:** 4  
**Basement:** Finished, Full



Garden oasis situated in the well established community of Varsity! This upgraded 3 Bedroom + Den, 2 Full Bath Bungalow Totals over 1900 sq.ft. of development. Great curb appeal that welcomes with an aggregate walkway to your front door. Entering you'll see quality craftsmanship with the renovated chef's dream kitchen. Equipped with maple cabinets, granite counter tops, functional island, eating area that seats six comfortably. The open concept main level is ideal for entertaining or growing family. The third bedroom on the this level was used as an office that could revert back with a closet. Lower level has a spacious family room with built-ins, bedroom with fireplace, full bathroom, laundry, storage room. The private backyard is amazing with patio/firepit areas with cobblestone/natural stone/raised garden beds. Oversized garage will continue to impress with its new floor, ruffed-in gas line/wiring. Your dog will appreciate being on a quiet street two blocks from Varsity Ravine Park. Conveniently located within a 5 minute commute to any/all amenities, schools, public transit, U of C, Markey Mall, Dalhousie Station the list goes on. Truly a must see!



#### Directions:

**Appliances:** Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

**Goods Inc:** Garden Shed

**Features:** No Animal Home, No Smoking Home

**Lot Feat:** Back Lane, Back Yard, Many Trees, Native Plants, Underground Sprinklers, Private, Rectangular Lot

**Flooring:** Hardwood, Laminate, Tile

**Other Equip:** Garage Door Opener

Listed By: MAXWELL CAPITAL REALTY

Printed Date: 10/26/2022 11:38:52 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).



**Status:** Sold  
**MLS#:** A1237524  
**Subdivision:** Parkdale  
**Type:** Detached  
**Style:** One  
**Beds:** Above: 3  
**F/H Baths:** 2/0  
**RMS Ttl:** 1,118  
**Taxes:** \$4,951.00/2021  
**Sold Date:** 09/02/2022

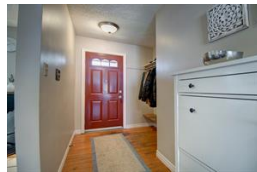
**DOM:** 54  
**Condo:** No  
**Total:** 4  
**Rooms Abv:** 7  
**Year Built:** 1952  
**Possession:** Immediate 09/01/2022



**Lot Size:** 5726 SqFt  
**Fireplace:** 0  
**Parking:** Carport, Double Garage Detached **Total:** 2  
**Basement:** Finished, Full, Suite

**Front Len:** 33.58M 110` 2" **Lot Dim:**  
**Garage Dim:** 25` 3" x 18` 5"

This well maintained bungalow in the heart of Parkdale is mere steps to the Bow River, Foothills Hospital and Tom Baker Cancer Center! Large living room, 3 bedrooms up, a full bathroom, and kitchen complete the main level. The generous sized kitchen has ample cupboard space, a newer refrigerator, and an eating nook. Main level invites maximum natural lighting. Hardwood/tile flooring, knockdown ceilings, and newer windows dominate. The fully developed lower level has a separate entrance and includes a bedroom, two dens, a large family room and kitchen with eating area. Dedicated laundry/utility room with brand new furnace can be used as common area laundry quite easily. Good sized yard includes plenty of parking with a double garage and covered carport. Close to downtown, SAIT, University of Calgary, Children's Hospital. Dimensions of this RC-2 lot are 15.82 x 33.58 providing plenty of present and future options. Come and check out the endless possibilities this home has to offer!



#### Directions:

**Appliances:** Dishwasher, Refrigerator, Stove(s), Window Coverings

**Goods Inc:** N/A

**Features:** No Smoking Home, Separate Entrance, Storage

**Lot Feat:** Corner Lot

**Flooring:** Ceramic Tile, Hardwood

**Other Equip:** None

Listed By: RE/MAX HOUSE OF REAL ESTATE

**Printed Date:** 10/26/2022 11:38:52 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

**Status:** Sold  
**MLS#:** A1216954  
**Subdivision:** Brentwood  
**Type:** Detached  
**Style:** 4 Level Split  
**Beds:** Above: 6 **Total:** 6  
**F/H Baths:** 2/0 **Rooms Abv:** 11  
**RMS Ttl:** 1,201 **Year Built:** 1962  
**Taxes:** \$3,403.00/2021 **Possession:** 30 Days / Neg  
**Sold Date:** 09/27/2022



**Lot Size:** 5705 SqFt **Front Len:** 26.00M 85` 4" **Lot Dim:**  
**Fireplace:** 1/Gas Log, Wood Burning **Garage Dim:**  
**Parking:** Double Garage Detached, RV Access/Parking **Total:** 3  
**Basement:** Finished, Full

Beautiful four level split built by Nu-west Home, over 2,235 sq ft in total living space, located in a desirable Brentwood area. Highlights of this lovely home -- Six bedrooms, two full bathrooms, sculptured ceiling in living and dining rooms, sliding patio door access to the west facing Big deck from dining room with fenced yard for good privacy, bright living room offers gas starter wood burning fireplace with tile facing, sizeable kitchen with eating area, there is a separate rear door to the main and the third levels. Third level developed 2-bedroom suite (eligible for applying for secondary suite), high quality LVP flooring , 1-3 pce bathroom, two good size bedrooms, a large recreational room developed in the fourth level and the den / office (or as sixth bedroom--window is not egress ). Extra storage area in the laundry area. Upgrades items-- High Efficiency Furnace (2017), high quality siding and shingle house and garage replaced in 2010, all capped windows, concrete pad at the back, high quality custom built heavy duty front and back storm doors, updated main bathroom vanity and floor. Additional RV parking beside the double garage. Close to all amenities, short walking distance to Brentwood LRT station, shops, U of C, bus stop fight at front of the house, all levels of school, swimming pool, the public library and Nose Hill Park. Great location for the first time buyer to raise a family or for excellent investment.



**Directions:**

**Appliances:** Dishwasher, Dryer, Electric Cooktop, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings

**Goods Inc:** N/A

**Features:** No Animal Home, No Smoking Home

**Lot Feat:** Corner Lot

**Flooring:** Carpet, Ceramic Tile, Linoleum, Vinyl

**Other Equip:** Garage Door Opener

Listed By: RE/MAX REAL ESTATE (MOUNTAIN VIEW)

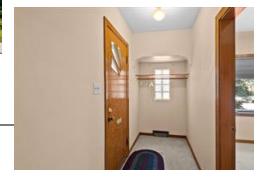
**Printed Date:** 10/26/2022 11:38:52 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

**Status:** Sold  
**MLS#:** A1230912  
**Subdivision:** Banff Trail  
**Type:** Detached  
**Style:** One  
**Beds:** Above: 3  
**F/H Baths:** 2/0  
**RMS Ttl:** 1,211  
**Taxes:** \$4,318.00/2021  
**Sold Date:** 09/01/2022

**DOM:** 76  
**Condo:** No

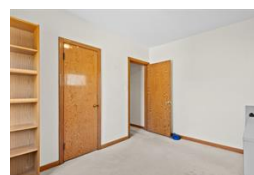
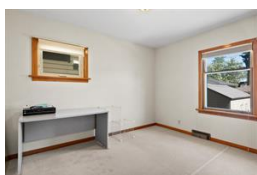
**Total:** 5  
**Rooms Abv:** 6  
**Year Built:** 1952  
**Possession:** Immediate, Negotiable



**Lot Size:** 5996 SqFt  
**Front Len:** 15.24M 50`0" **Lot Dim:**  
**Fireplace:** 0  
**Garage Dim:**  
**Parking:** Alley Access, Gravel Driveway, See Remarks, Single Garage Detached **Total:** 4  
**Basement:** Finished, Full



**\*\*First Time Home Buyers/Investors/Renovators!\*\*** Welcome to this 5 bedroom, 2 bathroom bungalow in Banff Trail! Zoned RC-2 on a 50 X 120 Lot! Upstairs you will find 3 spacious bedrooms and a fully renovated bathroom with a walk through kitchen to the formal dining room area. The living room has a big, bright west facing window with beautiful natural hardwood floors hidden underneath the carpet. The basement has 2 bedrooms, a dry bar, extra storage areas, laundry, and the bathroom has also been completely renovated. Make your way outside to the covered back porch with a patio and ample gardening areas. There is a single detached garage with extra parking and a shed for tools and gardening supplies. Did I mention the location? Super easy access to U of C, SAIT, Foothills Hospital, Crowchild and 16th! Don't miss out, book your showing today!



**Directions:**

**Appliances:** Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings

**Goods Inc:** Shed

**Features:** Bar, Built-in Features, No Animal Home, No Smoking Home

**Lot Feat:** Back Lane, Front Yard, Garden, Landscaped, Street Lighting, Rectangular Lot, See Remarks

**Flooring:** Carpet, Ceramic Tile, Hardwood, Linoleum, Vinyl

**Other Equip:** None



Listed By: CIR REALTY

Printed Date: 10/26/2022 11:38:52 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

**Status:** Sold  
**MLS#:** A1243467  
**Subdivision:** Dalhousie  
**Type:** Detached  
**Style:** One  
**Beds:** Above: 3  
**F/H Baths:** 1/1  
**RMS Ttl:** 1,155  
**Taxes:** \$3,803.69/2022  
**Sold Date:** 07/29/2022

**DOM:** 2  
**Condo:** No  
**Total:** 3  
**Rooms Abv:** 6  
**Year Built:** 1972  
**Possession:** 60 Days / Neg



**Lot Size:** 6146 SqFt **Front Len:** 17.68M 58`0" **Lot Dim:**

**Fireplace:** 2/Basement, Family Room, Wood Burning **Garage Dim:** 25`4" x 19`0"

**Parking:** Double Garage Attached, Driveway, Garage Door Opener, Insulated, Oversized **Total:** 4

**Basement:** Finished, Full

Welcome to 5476 Dalrymple Crescent NW. This beautifully renovated bi-level is perfect for anyone. Located in the desirable neighbourhood of Dalhousie, this 1,155 sq.f bi-level is a must-see! Upon entering the home, you are welcomed by a bright, open concept flooded with natural light. The mature trees on the property provide a cozy cottage feel that will wipe away all the stress from a long work day. The kitchen is perfect for hosting your next dinner party with its generous counter space, stainless steel appliances, oversized island and gorgeous quartz countertops. The front family room features large windows and a beautiful wood-burning fireplace. Completing the main floor, you will find a powder room for guests, two good-sized bedrooms and a large primary bedroom with a spa-inspired 5-piece ensuite. Downstairs, you will find a large rec room with a second wood-burning fireplace that is perfect for cozying up in front of and binge-watch your favourite series. This home is complete with its oversized attached double garage and a massive backyard that backs onto the path. Located just a short distance from Nose hill park, Market mall, U of C, the Foothills & Children's Hospital, and easy access to the C-train, this house is ideal for anyone. Do not miss your chance to call this place home and schedule a private tour today.



#### Directions:

**Appliances:** Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer

**Goods Inc:** n/a

**Features:** Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Stone Counters

**Lot Feat:** Back Yard, Front Yard, Lawn, Interior Lot, Landscaped, Level, Private, Treed

**Flooring:** Tile, Vinyl

**Other Equip:** Garage Door Opener

Listed By: MAXWELL CAPITAL REALTY

Printed Date: 10/26/2022 11:38:53 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

**Status:** Sold  
**MLS#:** A1258628  
**Subdivision:** Varsity  
**Type:** Detached  
**Style:** Bi-Level  
**Beds:** Above: 3 **Total:** 3  
**F/H Baths:** 3/0 **Rooms Abv:** 6  
**RMS Ttl:** 1,204 **Year Built:** 1972  
**Taxes:** \$3,664.00/2022 **Possession:** 15 Days / Neg, 30 Days / Neg  
**Sold Date:** 10/13/2022



**Lot Size:** 6250 SqFt **Front Len:** 18.29M 60`0" **Lot Dim:**  
**Fireplace:** 2/Wood Burning **Garage Dim:**  
**Parking:** Double Garage Attached, Driveway, Garage Door Opener **Total:** 4  
**Basement:** Finished, Full

Excellent location in Varsity Estates, walking distance to several schools, the Varsity Ravine Park and amenities, welcome to this wonderfully kept single family home in prestigious Varsity Estates. It features a private and spacious back yard, 1200 sqft, 3 large main floor bedrooms, 3 FULL bathrooms, and a double ATTACHED garage. Open main floor, large living room, luxury RENOVATED kitchen - all new kitchen appliances, open dining room, two masonry fireplaces, large primary bedroom with FULL ensuite. Basement has been fully developed, with an office nook, HUGE recreation room, and full bathroom. Sunny with huge newer deck, and has been fully fenced and nicely landscaped. Close to all levels of schools, University of Calgary, playground, public transit, shopping, restaurants, hospitals and easy access to major roads. Don't miss viewing this exceptional family home today!



**Directions:**

**Appliances:** Built-In Oven, Dishwasher, Disposal, Electric Cooktop, Garage Control(s), Microwave, Oven-Built-In, Refrigerator

**Goods Inc:** N/A

**Features:** Bookcases, Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, Open Floorplan

**Lot Feat:** Back Yard, Front Yard, Many Trees

**Flooring:** Carpet, Parquet, Tile

**Other Equip:** Ceiling Fan(s), Garage Door Opener

Listed By: RE/MAX IREALTY INNOVATIONS

Printed Date: 10/26/2022 11:38:53 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Lily Chan

lily\_chan@lve.ca

Ph:



## CMA Summary

Prepared By: Lily Chan

Listings as of 10/26/22 at 11:38 am

Property Type is 'Residential' Status is 'Sold' Status Contractual Search Date is 10/26/2022 to 07/28/2022 Property Sub Type is 'Detached' City is 'Calgary' Subdivision Name is one of 'Banff Trail', 'Brentwood', 'Capitol Hill', 'Dalhousie', 'Hillhurst', 'Hounsfeld Heights/Briar Hill', 'Parkdale', 'University Heights', 'Varsity' Structure Type is 'House' Levels is not one of 'Two', '2 and Half Storey' Current Price is 600000 to 750000 Year Built is 2000 or less

## Residential

## Sold Properties

#	MLS #	S	Address	Bds	FB	HB	Yr Blt	SqFt	Acres	L.Price	LP/SF	SP/SF	SP/LP	Sold Price	Sold Date	DOM
1	A1258628	S	4427 53 Street	3	3	0	1972	1,204	0.14	\$630,000	\$523.11	\$511.90	97.86%	\$616,500	10/13/22	22
2	A1243467	S	5467 Dalrymple Crescent	3	1	1	1972	1,155	0.14	\$599,900	\$519.39	\$536.80	103.35%	\$620,000	7/29/22	2
3	A1230912	S	2444 22A Street	5	2	0	1952	1,211	0.14	\$649,900	\$536.66	\$516.10	96.17%	\$625,000	9/1/22	76
4	A1216954	S	4304 Brisebois Drive	6	2	0	1962	1,201	0.13	\$629,900	\$524.48	\$523.73	99.86%	\$629,000	9/27/22	133
5	A1237524	S	503 35 Street	4	2	0	1952	1,118	0.13	\$674,900	\$603.67	\$563.51	93.35%	\$630,000	9/2/22	54
6	A1257298	S	4827 Vanguard Road	4	2	0	1965	1,154	0.14	\$650,000	\$563.31	\$550.31	97.69%	\$635,000	10/19/22	39
7	A1244449	S	2911 Brentwood Boulevard	5	2	1	1961	1,121	0.12	\$674,888	\$602.02	\$575.26	95.56%	\$644,888	9/17/22	42
8	A1218246	S	2624 Exshaw Road	4	2	0	1954	1,118	0.14	\$655,000	\$585.87	\$576.92	98.47%	\$645,000	9/14/22	117
9	A1245677	S	6111 Dalton Drive	4	3	0	1968	1,521	0.13	\$669,900	\$440.43	\$424.06	96.28%	\$645,000	9/13/22	40
10	A1222148	S	1707 20 Avenue	6	3	0	1961	1,150	0.11	\$675,000	\$587.15	\$568.88	96.89%	\$654,000	8/5/22	37
11	A2002988	S	4927 Viceroy Place	3	2	0	1966	1,276	0.17	\$674,900	\$528.92	\$517.24	97.79%	\$660,000	10/19/22	23
12	A1233474	S	5508 Dalwood Way	5	3	0	1972	1,171	0.17	\$669,900	\$572.08	\$569.60	99.57%	\$667,000	7/28/22	34
13	A1255083	S	3391 Breton Close	4	2	1	1971	1,293	0.18	\$644,900	\$498.78	\$517.26	103.71%	\$668,800	9/9/22	10
14	A1236953	S	2124 Halifax Crescent	4	3	0	1952	1,280	0.16	\$694,900	\$542.97	\$525.08	96.71%	\$672,000	9/9/22	63
15	A1207363	S	5111 Varscliff Road	4	3	1	1968	2,293	0.17	\$698,888	\$304.80	\$296.56	97.30%	\$680,000	8/16/22	81
16	A1240058	S	4411 Dalgetty Hill	4	3	0	1969	1,133	0.15	\$719,900	\$635.13	\$602.13	94.81%	\$682,500	9/5/22	51
17	A1253697	S	4532 Vegas Road	4	2	1	1965	1,194	0.19	\$700,000	\$586.14	\$584.89	99.79%	\$698,500	9/1/22	9
18	A1243452	S	2104 Urbana Road	5	1	1	1965	1,334	0.15	\$699,900	\$524.66	\$524.74	100.01%	\$700,000	8/12/22	14
19	A2004420	S	2024 Urnsbach Road	3	3	0	1966	1,449	0.15	\$699,900	\$483.15	\$483.22	100.01%	\$700,000	10/14/22	10
20	A2003488	S	5119 Varscliff Road	5	2	0	1968	1,223	0.02	\$699,900	\$572.20	\$580.45	101.44%	\$710,000	10/11/22	13
21	A1225796	S	1224 MEMORIAL Drive	4	3	0	1912	1,938	0.10	\$749,000	\$386.48	\$370.74	95.93%	\$718,500	8/23/22	81

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal . In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation .

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 Ph:



### CMA Summary

Prepared By: Lily Chan

Listings as of 10/26/22 at 11:38 am

**Residential**

**Sold Properties**

#	MLS #	S	Address	Bds	FB	HB	Yr Blt	SqFt	Acres	L.Price	LP/SF	SP/SF	SP/LP	Sold Price	Sold Date	DOM
22	A2001265	S	5504 Dalhousie Drive	4	3	1	1973	1,168	0.17	\$749,900	\$642.04	\$615.58	95.88%	\$719,000	10/5/22	24
23	A1226529	S	522 35 Street	4	2	0	1951	1,068	0.14	\$739,900	\$692.79	\$678.84	97.99%	\$725,000	8/6/22	58
24	A1250986	S	3008 Morley Trail	6	3	0	1956	1,251	0.14	\$749,900	\$599.44	\$579.54	96.68%	\$725,000	8/30/22	18
25	A1242801	S	1427 22A Street	3	2	0	1953	1,330	0.13	\$744,900	\$560.08	\$554.89	99.07%	\$738,000	9/26/22	62

**Sold Listings Summary**

# LISTINGS: 25

<b>Medians:</b>	4	2	0		1,204	0.14	\$675,000	\$560.08	\$550.31	97.79%	\$668,800	39
<b>Minimums:</b>	3	1	0		1,068.00	0.02	\$599,900	\$304.80	\$296.56	93.35%	\$616,500	2
<b>Maximums:</b>	6	3	1		2,293	0.19	\$749,900	\$692.79	\$678.84	103.71%	\$738,000	133
<b>Averages:</b>	4	2	0		1,294.17	0.14	\$685,843	\$544.63	\$533.93	98.09%	\$672,348	45

**Quick Statistics ( 25 Listings Total )**

	Min	Max	Average	Median
<b>List Price</b>	\$599,900	\$749,900	\$685,843	\$675,000
<b>Sold Price</b>	\$616,500	\$738,000	\$672,348	\$668,800

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal . In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation .

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Lily Chan

lily\_chan@live.ca

Ph:



## Residential

### Sold



#### 5467 Dalrymple Crescent Nw

**Style:** Bi-Level  
**Subdivision:** Dalhousie  
**Occupancy:** Owner  
**Possession:** 60 Days / Neg  
**Parking:** Double Garage Attached, Driveway, Garage Door Opener, Insulated, Oversized  
 Perri Scarcelli

**Calgary**  
**SqFt:** 1155  
**Beds:** 3/3  
**Baths:** 1/1  
**Yr Built:** 1972

**A1243467**  
**List Price:** \$599,900.00  
**Taxes:** \$3,804/2022  
**DOM/CDOM:** 2/2  
**Lot Size:** 6,146 SqFt

MAXWELL CAPITAL REALTY

Welcome to 5476 Dalrymple Crescent NW. This beautifully renovated bi-level is perfect for anyone. Located in the desirable neighbourhood of Dalhousie, this 1,155 sq.f bi-level is a must-see! Upon entering the home, you are welcomed by a bright, open concept flooded with natural light. The mature trees on the property provide a cozy cottage feel that will wipe away all the stress from a long work day. The kitchen is perfect for hosting your next dinner party with its generous counter space, stainless steel appliances, oversized island and gorgeous quartz countertops. The front family room features large windows and a beautiful wood-burning fireplace. Completing the main floor, you will find a powder room for guests, two good-sized bedrooms and a large primary bedroom with a spa-inspired 5-piece ensuite. Downstairs, you will find a large rec room with a second wood-burning fireplace that is perfect for cozying up in front of and binge-watch your favourite series. This home is complete with its oversized attached double garage and a massive backyard that backs onto the path. Located just a short distance from Nose hill park, Market mall, U of C, the Foothills & Children's Hospital, and easy access to the C-train, this house is ideal for anyone. Do not miss your chance to call this place home and schedule a private tour today.

**Sold Price:** \$620,000

**SP/SF:** 536.80

**Sold Date:** 07/29/2022



#### 4304 Brisebois Drive Nw

**Style:** 4 Level Split  
**Subdivision:** Brentwood  
**Occupancy:** Vacant  
**Possession:** 30 Days / Neg  
**Parking:** Double Garage Detached, RV Access/Parking  
 Danny Wai

**Calgary**  
**SqFt:** 1201  
**Beds:** 6/6  
**Baths:** 2/0  
**Yr Built:** 1962

**A1216954**  
**List Price:** \$629,900.00  
**Taxes:** \$3,403/2021  
**DOM/CDOM:** 133/133  
**Lot Size:** 5,705 SqFt

RE/MAX REAL ESTATE (MOUNTAIN VIEW)

Beautiful four level split built by Nu-west Home, over 2,235 sq ft in total living space, located in a desirable Brentwood area. Highlights of this lovely home -- Six bedrooms, two full bathrooms, sculptured ceiling in living and dining rooms, sliding patio door access to the west facing Big deck from dining room with fenced yard for good privacy, bright living room offers gas starter wood burning fireplace with tile facing, sizeable kitchen with eating area, there is a separate rear door to the main and the third levels. Third level developed 2-bedroom suite (eligible for applying for secondary suite), high quality LVP flooring, 1-3 pce bathroom, two good size bedrooms, a large recreational room developed in the fourth level and the den / office (or as sixth bedroom--window is not egress). Extra storage area in the laundry area. Upgrades items-- High Efficiency Furnace (2017), high quality siding and shingle house and garage replaced in 2010, all capped windows, concrete pad at the back, high quality custom built heavy duty front and back storm doors, updated main bathroom vanity and floor. Additional RV parking beside the double garage. Close to all amenities, short walking distance to Brentwood LRT station, shops, U of C, bus stop fight at front of the house, all levels of school, swimming pool, the public library and Nose Hill Park. Great location for the first time buyer to raise a family or for excellent investment.

**Sold Price:** \$629,000

**SP/SF:** 523.73

**Sold Date:** 09/27/2022



#### 4427 53 Street Nw

**Style:** Bi-Level  
**Subdivision:** Varsity  
**Occupancy:** Owner  
**Possession:** 15 Days / Neg, 30 Days / Neg  
**Parking:** Double Garage Attached, Driveway, Garage Door Opener  
 Nhi Tran

**Calgary**  
**SqFt:** 1204  
**Beds:** 3/3  
**Baths:** 3/0  
**Yr Built:** 1972

**A1258628**  
**List Price:** \$630,000.00  
**Taxes:** \$3,664/2022  
**DOM/CDOM:** 22/22  
**Lot Size:** 6,250 SqFt

RE/MAX IREALTY INNOVATIONS

Excellent location in Varsity Estates, walking distance to several schools, the Varsity Ravine Park and amenities, welcome to this wonderfully kept single family home in prestigious Varsity Estates. It features a private and spacious back yard, 1200 sqft, 3 large main floor bedrooms, 3 FULL bathrooms, and a double ATTACHED garage. Open main floor, large living room, luxury RENOVATED kitchen - all new kitchen appliances, open dining room, two masonry fireplaces, large primary bedroom with FULL ensuite. Basement has been fully developed, with an office nook, HUGE recreation room, and full bathroom. Sunny with huge newer deck, and has been fully fenced and nicely landscaped. Close to all levels of schools, University of Calgary, playground, public transit, shopping, restaurants, hospitals and easy access to major roads. Don't miss viewing this exceptional family home today!

**Sold Price:** \$616,500

**SP/SF:** 511.90

**Sold Date:** 10/13/2022



## Residential

### Sold



#### 3391 Breton Close Nw

**Style:** Bi-Level  
**Subdivision:** Brentwood  
**Occupancy:** Owner  
**Possession:** 15 Days / Neg  
**Parking:** Driveway, Off Street, Parking Pad, Single Garage Attached

Lori Loewen

#### Calgary

**SqFt:** 1293  
**Beds:** 4/3  
**Baths:** 2/1  
**Yr Built:** 1971

#### A1255083

**List Price:** \$644,900.00  
**Taxes:** \$3,732/2022  
**DOM/CDOM:** 10/10  
**Lot Size:** 7,815 SqFt

REAL ESTATE PROFESSIONALS INC.

Incredible and Outstanding Location! A Rare Opportunity to Live on One of Brentwood's most Prestigious Streets with Amazing Views of Nose Hill Park. Imagine . . . Escaping to Your Own Secluded Private Backyard Paradise with Ultimate Seamless Indoor-Outdoor Entertaining Spaces! Head out Through the Back Gate - to the Private Green Space with a Trail Perfect for Meandering and Exploring Your Neighbourhood. But wait there is more . . . As You Step Across the Threshold, the Timeless Hardwood Floors and Stunning Railing will Leave You Breathless . . . This Home is Designed for Entertaining . . . whether it's a Sit-down Dinner Party for Twenty Guests or an Intimate Kitchen Party between Friends in the Well-designed Kitchen. The Main Floor is made for Making Memories . . . With it's Open and Spacious yet Cozy Living Room and Family Room - Filled with an Abundance of Natural Light. The Decadent Primary Hideaway with an Ensuite plus Two more Bright and Spacious Bedrooms, Complete the Main Floor. All 4 Bedrooms come with Beautiful Warm Cork Flooring. When You have to Work . . . You'll find it Easy in Your Spacious, Bright Lower-level Office. The Lower Level is also Home to another Bedroom, Hobby Room/Exercise Room, Bath and Laundry Area. This Home has seen many upgrades over the years; A Navien on Demand High Efficiency Water Heater, High Efficiency Furnace, Roof, Siding, All Windows - Except for One Small Window in Basement. A Truly Outstanding Location; Minutes to Elementary, Junior High and High Schools, Nose Hill Park, Easy Access to All Major Thoroughfares and Tons of Amenities. Making it Absolutely Perfect for Today's Active Family . . . Make it Yours!

**Sold Price:** \$668,800

**SP/SF:** 517.26

**Sold Date:** 09/09/2022



#### 2444 22A Street Nw

**Style:** Bungalow  
**Subdivision:** Banff Trail  
**Occupancy:** Vacant  
**Possession:** Immediate, Negotiable  
**Parking:** Alley Access, Gravel Driveway, See Remarks, Single Garage Detached

Dayna Moritz

#### Calgary

**SqFt:** 1211  
**Beds:** 5/3  
**Baths:** 2/0  
**Yr Built:** 1952

#### A1230912

**List Price:** \$649,900.00  
**Taxes:** \$4,318/2021  
**DOM/CDOM:** 76/76  
**Lot Size:** 5,996 SqFt

CIR REALTY

**\*\*First Time Home Buyers/Investors/Renovators!\*\*** Welcome to this 5 bedroom, 2 bathroom bungalow in Banff Trail! Zoned RC-2 on a 50 X 120 Lot! Upstairs you will find 3 spacious bedrooms and a fully renovated bathroom with a walk through kitchen to the formal dining room area. The living room has a big, bright west facing window with beautiful natural hardwood floors hidden underneath the carpet. The basement has 2 bedrooms, a dry bar, extra storage areas, laundry, and the bathroom has also been completely renovated. Make your way outside to the covered back porch with a patio and ample gardening areas. There is a single detached garage with extra parking and a shed for tools and gardening supplies. Did I mention the location? Super easy access to U of C, SAIT, Foothills Hospital, Crowchild and 16th! Don't miss out, book your showing today!

**Sold Price:** \$625,000

**SP/SF:** 516.10

**Sold Date:** 09/01/2022



#### 4827 Vanguard Road Nw

**Style:** Bungalow  
**Subdivision:** Varsity  
**Occupancy:** Vacant  
**Possession:** 15 Days / Neg  
**Parking:** Double Garage Attached

Joe Cimino

#### Calgary

**SqFt:** 1154  
**Beds:** 4/3  
**Baths:** 2/0  
**Yr Built:** 1965

#### A1257298

**List Price:** \$650,000.00  
**Taxes:** \$4,386/2022  
**DOM/CDOM:** 39/39  
**Lot Size:** 6,049 SqFt

MAXWELL CAPITAL REALTY

Garden oasis situated in the well established community of Varsity! This upgraded 3 Bedroom + Den, 2 Full Bath Bungalow Totals over 1900 sq.ft. of development. Great curb appeal that welcomes with an aggregate walkway to your front door. Entering you'll see quality craftsmanship with the renovated chef's dream kitchen. Equipped with maple cabinets, granite counter tops, functional island, eating area that seats six comfortably. The open concept main level is ideal for entertaining or growing family. The third bedroom on the this level was used as an office that could revert back with a closet. Lower level has a spacious family room with built-ins, bedroom with fireplace, full bathroom, laundry, storage room. The private backyard is amazing with patio/firepit areas with cobblestone/natural stone/raised garden beds. Oversized garage will continue to impress with its new floor, ruffed-in gas line/wiring. Your dog will appreciate being on a quiet street two blocks from Varsity Ravine Park. Conveniently located within a 5 minute commute to any/all amenities, schools, public transit, U of C, Markey Mall, Dalhousie Station the list goes on. Truly a must see!

**Sold Price:** \$635,000

**SP/SF:** 550.31

**Sold Date:** 10/19/2022

# Residential

Sold



**2624 Exshaw Road Nw**  
**Style:** Bi-Level  
**Subdivision:** Banff Trail  
**Occupancy:** Tenant  
**Possession:** Negotiable  
**Parking:** Alley Access, Single Garage Detached  
Rose Ryan

**Calgary**  
**SqFt:** 1118  
**Beds:** 4/3  
**Baths:** 2/0  
**Yr Built:** 1954

**A1218246**  
**List Price:** \$655,000.00  
**Taxes:** \$4,029/2021  
**DOM/CDOM:** 117/117  
**Lot Size:** 6,006 SqFt

THE REAL ESTATE COMPANY

LOCATION!! BANFF TRAIL - Never offered before. SUITED (illegal)!! Bi-level - Quiet street a few minutes WALK to both the University of Calgary and the LRT station at Banff Trail. Great curb appeal, pick the pears from the tree in the front yard and plums and apples from the back yard. All 3 trees have different varieties grafted on them! Huge garden, kept up by a couple who loved to garden! The interior has a large eat in kitchen with adjoining dining living room. Large sized bedrooms. Renovated bathroom. Not legal Basement suite has been home to many university students throughout the years. Concrete patio in the backyard overlooks the private yard and single garage. Close to all amenities, and short walk to Branton School Banff Trail School and William Aberhart High School to name a few. Great value for this property. Many improvements have been made throughout the years and well cared for by the owners.

**Sold Price:** \$645,000      **SP/SF:** 576.92      **Sold Date:** 09/14/2022



**5508 Dalwood Way Nw**  
**Style:** Bi-Level  
**Subdivision:** Dalhousie  
**Occupancy:** Owner  
**Possession:** Negotiable  
**Parking:** Driveway, Off Street  
Steve Mummery

**Calgary**  
**SqFt:** 1171  
**Beds:** 5/3  
**Baths:** 3/0  
**Yr Built:** 1972

**A1233474**  
**List Price:** \$669,900.00  
**Taxes:** \$3,544/2021  
**DOM/CDOM:** 34/34  
**Lot Size:** 7,223 SqFt

URBAN-REALTY.ca

20K PRICE REDUCTION!!! Turn-key bi-level home with mountain views in West Dalhousie on a huge private lot with over 2100sqft of developed space, a ~450sqft deck that feels like you're in a forest and steps from the 22+ acre park around Dalhousie Community Center (multiple soccer fields, baseball field, hockey rink, playground, tennis/pickleball/basketball courts and H.D. Cartwright School). The main floor features a master with a FULL 4pce ensuite w/ soaker tub & shower, two additional bedrooms and a 4pce bathroom - perfect for the growing family! The kitchen is a chef's dream with granite countertops; loads of cupboard space, two-tiered island with granite sink and room for 3 chairs; a gas range; 36" french-door fridge; pot/pendant and under-cabinet lighting so there's never a shadow while chopping; all looking over your family and dining room which feeds onto the aforementioned private deck via a double french-door. The backyard is great for family, friends and those with a green-thumb with two raised garden beds against the back fence that you can enjoy while your kiddos play in the nearby sandbox. Downstairs there is a large rec/games room, two additional bedrooms, another 4pce bathroom and laundry/storage room. The home has hot-water-on-demand and a 2021 furnace. Don't miss out on this great family home, close to multiple schools, playgrounds, an extensive pathway system, all amenities, a 4min drive to the C-Train and only a 20min drive to downtown!

**Sold Price:** \$667,000      **SP/SF:** 569.60      **Sold Date:** 07/28/2022



**6111 Dalton Drive Nw**  
**Style:** Bungalow  
**Subdivision:** Dalhousie  
**Occupancy:** Owner  
**Possession:** 30 Days / Neg  
**Parking:** Double Garage Attached  
Gordon McArthur

**Calgary**  
**SqFt:** 1521  
**Beds:** 4/2  
**Baths:** 3/0  
**Yr Built:** 1968

**A1245677**  
**List Price:** \$669,900.00  
**Taxes:** \$3,535/2022  
**DOM/CDOM:** 40/69  
**Lot Size:** 5,716 SqFt

RE/MAX REAL ESTATE (MOUNTAIN VIEW)

This lovely bungalow shows meticulous attention to details throughout. An absolutely stunning home with understated elegance. A rock solid home at 1521 square feet and a fully developed basement. An open airy concept with classic design and an abundance of light with ample windows to accentuate the exposure. This stylish kitchen has an adjacent dining room. Large master with a three piece ensuite and a second bedroom that is strategically situated for seclusion and privacy and an adjacent four piece bath. The multi purpose laundry and mud room and the garage entrance are on the main floor. The basement development has a family room, fireplace, games area, two additional large bedrooms, plus a 3 piece bath. Enjoy seclusion and privacy in a beautifully manicured yard. Close to schools, shopping, U of C, and two hospitals.

**Sold Price:** \$645,000      **SP/SF:** 424.06      **Sold Date:** 09/13/2022

## Residential

Sold



### 2911 Brentwood Boulevard Nw

**Style:** Bungalow  
**Subdivision:** Brentwood  
**Occupancy:** Vacant  
**Possession:** Immediate  
**Parking:** Additional Parking, Alley Access, Parking Pad  
Rebecca Chamberlain

**Calgary**  
**SqFt:** 1121  
**Beds:** 5/3  
**Baths:** 2/1  
**Yr Built:** 1961

**A1244449**  
**List Price:** \$674,888.00  
**Taxes:** \$3,088/2022  
**DOM/CDOM:** 42/42  
**Lot Size:** 5,296 SqFt

REAL BROKER

Luxury renovations elevate this gorgeous, move-in-ready Brentwood home from ordinary to extraordinary – and it is in a prime location, too! Every inch of the main floor has been remodelled, including windows, doors, flooring, and mouldings – even the original hardwood floors have been refinished. The kitchen is a dream, with soft-close cabinets and drawers, an extra deep sink, and beautiful quartz countertops. Brand new appliances are high-end Samsung models, including the oversize fridge; smart range with convection oven; and ultra-quiet dishwasher; all of them are under warranty as well. New lighting throughout has been thoughtfully designed for ambiance, with dimmers in the dining area and recessed fixtures in the living room. An ideal family layout with three spacious bedrooms on the main level, including the primary with ensuite and walk-in closet. Both bathrooms on this level feature complete renovations and are absolutely beautiful. The home has been completely repainted, including the lower level which has been transformed into a semi-independent living space perfect for in-laws, older teens, or multi-generational family lifestyle. A second kitchen is brand new, as is the bathroom, and all the lighting on this storey is new as well! Even the laundry area has been updated with luxury vinyl plank flooring and additional attic insulation to optimize the home's energy efficiency. Outside, the home has also been completely painted, and the roof on both the house and shed were done just a few years ago. A large west-facing yard is fully fenced and enjoys tons of sun. The parking pad off the alley is massive, and can easily fit several cars and a large RV, or your dream garage! This home is extremely well-located. Within only a few blocks, you can walk to schools, parks, and the shops at Brentwood Village. The c-train is also nearby, making it easy to commute, and the University of Calgary is a few minutes away as well. Proximity to primary routes makes it easy to get around town, or out of town. With immediate occupancy, book your showing today as you don't want to miss out on this gem!

**Sold Price:** \$644,888

**SP/SF:** 575.26

**Sold Date:** 09/17/2022



### 4927 Viceroy Place Nw

**Style:** Bungalow  
**Subdivision:** Varsity  
**Occupancy:** Owner  
**Possession:** 30 Days / Neg  
**Parking:** Concrete Driveway, Oversized, Single Garage Attached, Workshop in Garage  
Colin Ongyerth

**Calgary**  
**SqFt:** 1276  
**Beds:** 3/3  
**Baths:** 2/0  
**Yr Built:** 1966

**A2002988**  
**List Price:** \$674,900.00  
**Taxes:** \$4,422/2022  
**DOM/CDOM:** 23/23  
**Lot Size:** 7,244 SqFt

RE/MAX REAL ESTATE (MOUNTAIN VIEW)

GREAT PRICE! Welcome to one of the BEST locations in all of Varsity Acres. Home is steps to the ravine and walking distance to the 3 schools in the area. Perfect to raise a growing family. Home has had major updates since owners purchased in 2011. The kitchen was completely remodeled with quartz countertops, an island was added, new cream cabinets, new backsplash & new flooring. The entire main floor of hardwood was sanded and refinished. Both bathrooms on the main have been updated. Ensuite has a walk in shower. All the windows on the main have been replaced and 5 have privacy shutters. A new front patio was built with privacy glass. Faces south and has 2 sets of sliding doors leading back into the home. Lower level has new carpet throughout and has been recently painted. Roof replaced just prior to purchase in 2010 (torched flat roof). Large pie lot at the rear of the cul de sac with a backyard that is a "park like setting". An oversized single garage. Rarely do homes with such a superb location come up! Home is also a 5 minute walk to C-train, a 15 minute drive to downtown, and 3-5 minute drive to the U of C & 2 major hospitals. Also, walking distance to MarketMall & Shaganappi Plaza. Tons of amenities!

**Sold Price:** \$660,000

**SP/SF:** 517.24

**Sold Date:** 10/19/2022



### 503 35 Street Nw

**Style:** Bungalow  
**Subdivision:** Parkdale  
**Occupancy:** Vacant  
**Possession:** Immediate  
**Parking:** Carport, Double Garage Detached  
Christopher Marshall

**Calgary**  
**SqFt:** 1118  
**Beds:** 4/3  
**Baths:** 2/0  
**Yr Built:** 1952

**A1237524**  
**List Price:** \$674,900.00  
**Taxes:** \$4,951/2021  
**DOM/CDOM:** 54/54  
**Lot Size:** 5,726 SqFt

RE/MAX HOUSE OF REAL ESTATE

This well maintained bungalow in the heart of Parkdale is mere steps to the Bow River, Foothills Hospital and Tom Baker Cancer Center! Large living room, 3 bedrooms up, a full bathroom, and kitchen complete the main level. The generous sized kitchen has ample cupboard space, a newer refrigerator, and an eating nook. Main level invites maximum natural lighting. Hardwood/tile flooring, knockdown ceilings, and newer windows dominate. The fully developed lower level has a separate entrance and includes a bedroom, two dens, a large family room and kitchen with eating area. Dedicated laundry/utility room with brand new furnace can be used as common area laundry quite easily. Good sized yard includes plenty of parking with a double garage and covered carport. Close to downtown, SAIT, University of Calgary, Children's Hospital. Dimensions of this RC-2 lot are 15.82 x 33.58 providing plenty of present and future options. Come and check out the endless possibilities this home has to offer!

**Sold Price:** \$630,000

**SP/SF:** 563.51

**Sold Date:** 09/02/2022

## Residential

Sold



### 1707 20 Avenue Nw

**Style:** Bungalow  
**Subdivision:** Capitol Hill  
**Occupancy:** Owner  
**Possession:** 30 Days / Neg  
**Parking:** Alley Access, Garage Door Opener, Garage Faces Rear, Parking Pad, Single Garage Detached

Calgary  
**SqFt:** 1150  
**Beds:** 6/3  
**Baths:** 3/0  
**Yr Built:** 1961

**A1222148**  
**List Price:** \$675,000.00  
**Taxes:** \$2,944/2021  
**DOM/CDOM:** 37/37  
**Lot Size:** 4,801 SqFt

Len T. Wong  
GREATER PROPERTY GROUP

Rare opportunity for this totally renovated bungalow in show home condition. Ready to move in and enjoy. Property has been renovated from the studs out. Total of 6 bedrooms and 3 bathrooms. Main floor has 3 bedrooms, a totally renovated living room with built-ins and an electric fireplace. Gourmet white kitchen with centre island with quartz countertops and designer tile backsplash with new stainless steel appliances. Open to a large dining room. Large master bedroom with a 3-piece ensuite. Two other good sized bedrooms with a 4-piece new bathroom. Separate entrance with mudroom from the backyard leading into a wet bar, large family room with 3 bedrooms and a 4-piece bathroom. Laundry room. New roof, paint exterior. New windows, new flooring, new appliances, LED lighting throughout. Upgraded electrical panel. Upgraded furnace, a new hot water tank. South backyard with single detached garage and two parking stalls. Pride of ownership shown throughout. Must be seen to appreciate renovations done to property. Has easy access. Minutes to SAIT, UC, LRT, amenities, transit in downtown. Ideal for the first time buyer, family or investor. Exceptional Value!

**Sold Price:** \$654,000

**SP/SF:** 568.88

**Sold Date:** 08/05/2022



### 2124 Halifax Crescent Nw

**Style:** Bungalow  
**Subdivision:** Banff Trail  
**Occupancy:** Owner  
**Possession:** 30 Days / Neg  
**Parking:** Double Garage Detached, Off Street, Oversized, RV Access/Parking

Calgary  
**SqFt:** 1280  
**Beds:** 4/2  
**Baths:** 3/0  
**Yr Built:** 1952

**A1236953**  
**List Price:** \$694,900.00  
**Taxes:** \$4,551/2021  
**DOM/CDOM:** 63/63  
**Lot Size:** 6,803 SqFt

Lance Berrington  
ROYAL LEPAGE MISSION REAL ESTATE

This is an excellent holding property zone R-CG for future re-development.

Welcome to this very well cared for 1280 sq. Ft. up/down bungalow located on Halifax Crescent in the heart of Banff Trail. The main floor features a huge living room and dining room, a decent size kitchen with an eating area plus 2 good-sized bedrooms all with hardwood floors. The basement is fully developed complete with a 3rd bedroom complete with its own 3 pce en-suite, laundry room, lots of storage, PLUS an (illegal) fully self-contained 1bedroom suite. This amazing home is situated on a huge 56x120 lot with a beautiful yard complete with a huge deck, greenhouse, apple trees and gardens, an oversized 26'x 28' double garage, and an additional front driveway for extra parking all within walking distance to the Banff Trail & Lions Park LRT stations, U of C, Sait, Foothills & Children's Hospitals and North Hill Shopping Centre.

**Sold Price:** \$672,000

**SP/SF:** 525.08

**Sold Date:** 09/09/2022



### 5111 Varscliff Road Nw

**Style:** 2 Storey Split  
**Subdivision:** Varsity  
**Occupancy:** Owner  
**Possession:** 60 Days / Neg  
**Parking:** Double Garage Attached

Calgary  
**SqFt:** 2293  
**Beds:** 4/4  
**Baths:** 3/1  
**Yr Built:** 1968

**A1207363**  
**List Price:** \$698,888.00  
**Taxes:** \$4,547/2021  
**DOM/CDOM:** 81/81  
**Lot Size:** 7,201 SqFt

Livia McCabe  
REAL ESTATE PROFESSIONALS INC.

A great opportunity to customize your reno or build your dream home in Varsity Estates. Private south yard, backing onto a greenspace leading to the stunning Bow River Pathway system and Bowmont Park. This solid, clean home was built by Nu-West Homes and expanded with a large family room/private master retreat & double attached garage addition, providing 2292 sq ft of living space above grade and over 3500 sq ft of total developed living space. Living room with wood burning fireplace, adjoining dining room, and large windows facing the private, south backyard. Opposite the living room is a 4 piece bathroom, and 3 spacious bedrooms – one with a 2 piece ensuite. A central U-shaped kitchen opens to the dining room and leads to the large sunken family room with another wood-burning fireplace. Patio doors open onto to the south backyard with patio, flower garden and magnificent mature trees. Stairs in the family room lead to the spacious and totally private master bedroom retreat, which could also be a gym or home office – with new windows, a walk-in closet and 4 piece ensuite. A separate furnace for the addition ensures adequate heat. Expansive finished basement with an office area, 3 piece bathroom, laundry area, workshop and a large recreation room with third wood burning fireplace and a dry bar. The double attached garage has direct access into the property. New hot water tank 2021. With a unique layout this property provides a great opportunity for a customized reno or could be lived in as is. Steps to Bowmont Park, Bow River Pathway system & Market Mall and minutes to top rated schools, Silver Spring Golf Course, LRT, U of C, and 2 hospitals. Come and explore the possibilities.

**Sold Price:** \$680,000

**SP/SF:** 296.56

**Sold Date:** 08/16/2022

# Residential

Sold



## 5119 Varscliff Road Nw

**Style:** Bi-Level  
**Subdivision:** Varsity  
**Occupancy:** Vacant  
**Possession:** Immediate, Negotiable  
**Parking:** Additional Parking, Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Front, Off Street, On Street, RV Ac

Breanna Albrecht

## Calgary

**SqFt:** 1223  
**Beds:** 5/3  
**Baths:** 2/0  
**Yr Built:** 1968

RE/MAX FIRST

## A2003488

**List Price:** \$699,900.00  
**Taxes:** \$4,364/2022  
**DOM/CDOM:** 13/73  
**Lot Size:** 668 SqFt

LOCATION, LOCATION, LOCATION! BACKING ONTO GREENSPACE IN VARSITY VILLAGE! LARGE 7,201SQFT LOT! RARE OPPORTUNITY - HOMES ON THIS STREET RARELY GET LISTED FOR SALE! OVERSIZED DOUBLE DETACHED GARAGE WITH ROOF-TOP PATIO! BRAND NEW LUXURY VINYL PLANK FLOORING THROUGHOUT, NEW PAINT THROUGHOUT, & SOME NEW LIGHTING! SOUTH-FACING BACKYARD! 2,300+SQFT OF LIVING SPACE! Welcome to the beautiful 5119 Varscliff Road, located next to schools, parks, and very close to Market Mall! This extra special property features a long driveway with room for 4 vehicles plus a double detached garage. A charming porch is featured at the front of the property and is accessed from the primary bedroom. Inside, the main floor features a large kitchen with BRAND-NEW FRIDGE, moveable island, and brand new lighting, large living room with large window, dining room, 3 bedrooms, laundry, renovated full bathroom, and access to the backyard. The fully developed basement features a large rec room with WET BAR, wood burning fireplace and stone wall, 2 bedrooms, full bathroom with updated countertops, & large storage room. The STUNNING BACKYARD is partially fenced and boasts views of the incredible greenspace behind the property. Large garden beds are located behind the garage. Mature trees throughout the property. Rare roof-top patio above the garage so you can enjoy privacy and gorgeous views. Close to the Bow River, Foothills Hospital, Market Mall, and Vecova saltwater pool. Don't let this opportunity pass you by! Furnace: 2017. Newer hot water tank. 15 yrs left on shingles. NEW BACK DECK in 2021. View the 3D tour then book your showing today!

**Sold Price:** \$710,000

**SP/SF:** 580.45

**Sold Date:** 10/11/2022



## 2024 Ursenbach Road Nw

**Style:** Bungalow  
**Subdivision:** University Heights  
**Occupancy:** Owner  
**Possession:** 30 Days / Neg  
**Parking:** Attached Carport

Eric Palin

## Calgary

**SqFt:** 1449  
**Beds:** 3/3  
**Baths:** 3/0  
**Yr Built:** 1966

RE/MAX HOUSE OF REAL ESTATE

## A2004420

**List Price:** \$699,900.00  
**Taxes:** \$5,308/2022  
**DOM/CDOM:** 10/10  
**Lot Size:** 6,598 SqFt

1400+ Sqft Bungalow, 4 Bedroom, 3 Bathroom and pride of ownership top to bottom. This has the most potential on the block. This university heights bungalow is a prime location canvas ready for imagination and development. You are welcomed onto this property by mature landscaping and timeless curb appeal, the oversized brick carport sets the stage for a great renovation or inspires for redevelopment. Stepping inside the main floor is over 1400 sqft with 3 bedrooms and 2 bedrooms up. Room for a huge main living space separate dining and a great kitchen, down the hall is a king-size primary suite and ensuite. On the main level, there are two more great size bedrooms and a four-piece bathroom. The basement is primed with a 4 piece bathroom, another bedroom, an oversized rec room, and secondary living space. The southeast backyard has all the space for a detached garage and patio or deck space, with back lane access. This property in NW Calgary is steps from schools, green space, and 10 min to downtown. Welcome home!

**Sold Price:** \$700,000

**SP/SF:** 483.22

**Sold Date:** 10/14/2022



## 2104 Urbana Road Nw

**Style:** Bi-Level  
**Subdivision:** University Heights  
**Occupancy:** Owner  
**Possession:**  
**Parking:** Driveway, Garage Faces Front, Single Garage Attached

Jamie Palmer

## Calgary

**SqFt:** 1334  
**Beds:** 5/3  
**Baths:** 1/1  
**Yr Built:** 1965

POWER PROPERTIES

## A1243452

**List Price:** \$699,900.00  
**Taxes:** \$5,169/2022  
**DOM/CDOM:** 14/14  
**Lot Size:** 6,706 SqFt

Imagine riding your bikes to The Banquet patio, enjoying a great meal, then catching the latest blockbuster at Cineplex VIP theatres, and then ending the night with handcrafted ice cream from Village Ice Cream. Now imagine your children walking to top-ranked schools just down the street. You start your weekends lighting your thighs on fire at YYC-Cycle or Orange Theory. All this and more can be your life...

All this is possible if you live at 2104 Urbana Road NW. This meticulously cared-for, one-owner home has fantastic bones with vaulted ceilings in the living room and dining room, a spacious kitchen, tons of windows throughout, and all the bedrooms are well proportioned, there's even a walk-up basement entry. Your imagination is the limit for what you can create with the space. The huge yard even has ample room for an additional garage. Call today to book your private tour, homes in University Height don't last long!

**Sold Price:** \$700,000

**SP/SF:** 524.74

**Sold Date:** 08/12/2022

# Residential

Sold



## 4532 Vegas Road Nw

**Style:** Bungalow  
**Subdivision:** Varsity  
**Occupancy:** Vacant  
**Possession:** 30 Days / Neg  
**Parking:** Additional Parking, Alley Access, Double Garage

Teresa Stokke

## Calgary

**SqFt:** 1194  
**Beds:** 4/3  
**Baths:** 2/1  
**Yr Built:** 1965

## A1253697

**List Price:** \$700,000.00  
**Taxes:** \$4,490/2022  
**DOM/CDOM:** 9/9  
**Lot Size:** 8,224 SqFt

Detached, Garage Door Opener, Heated Garage, Insulated, Oversized, Worksh  
SELLER DIRECT REAL ESTATE

First time on the market! What an amazing opportunity to live in one of Calgary's most desirable neighbourhoods. This well maintained bungalow shows pride of ownership and features a bright open floorplan with plenty of windows for lots of natural sunlight. Highlights include hardwood flooring on upper level, updated vinyl windows (2017), two fireplaces (wood burning in the living room and natural gas in lower family room), 4 bedrooms and 2.5 baths (all bathrooms have been updated). There is a 11x23 rear deck plus an exposed aggregate patio (with roll out canopy) in the large private fenced and landscaped rear yard (with underground sprinklers, a fire pit, storage shed, and covered wood storage). The lower level features the forth bedroom, a renovated full bath, family room, storage and a rec room with a bar. There are sports fields off the back and a green space in front making this location one of Varsity Acres' more desirable lots. Ideal for families; walking distance to Varsity Acres Elementary School (French Immersion Program), the Varsity Community Centre, and public transportation. The home also has quick proximity to the U of C, University Research Park, Foothills Hospital, Junior and Senior High Schools, Market Mall, McMahon Stadium and Crowchild Trail. There is an oversized (24 x 28) heated and insulated double garage with a built-in workbench, plus rear parking for two additional cars. Note the updated furnace with electrostatic air filter (2006), shingles (2010), hot water tank (2010), plus a built-in vacuum system and included washer & dryer. If you're looking to modernize, your renovation costs can be built into your new mortgage with as little as 5% down, OAC. This home is easy to show and flexible possession is available.

**Sold Price:** \$698,500

**SP/SF:** 584.89

**Sold Date:** 09/01/2022



## 4411 Dalgetty Hill Nw

**Style:** 4 Level Split  
**Subdivision:** Dalhousie  
**Occupancy:** Vacant  
**Possession:** Negotiable  
**Parking:** Double Garage Detached, Oversized

Marnie Campbell

## Calgary

**SqFt:** 1133  
**Beds:** 4/3  
**Baths:** 3/0  
**Yr Built:** 1969

## A1240058

**List Price:** \$719,900.00  
**Taxes:** \$3,957/2022  
**DOM/CDOM:** 51/51  
**Lot Size:** 6,372 SqFt

RE/MAX FIRST

FALL IN LOVE with this UPDATED 4-bedroom home with an amazing location only a 7-MINUTE WALK to Dalhousie LRT Station. With 2232 sq ft of developed space you'll have everything you need! BRIGHT and open main floor features beautiful redone HARDWOOD floors. The STUNNING kitchen is the heart of this home boasting a 7 ft ISLAND with eating bar, QUARTZ countertops, gorgeous SHAKER CABINETS, soft-close drawers, INDUCTION cooktop, BUILT-IN oven / microwave and a WARMING DRAWER. Unwind or entertain in the living room with large picture window for tons of NATURAL LIGHT. Dining space offers room for everyone! Patio doors lead out to your COVERED balcony and SOUTH FACING backyard. Relax in your primary bedroom with 3-pc ensuite. 2 additional bedrooms and 4-pc main bathroom. Lower level offers additional BRIGHT family space to hang out in, includes a fireplace, built-ins and LARGE WINDOWS. You'll love the bright FLEX SPACE that can be an OFFICE, study, hobby room, music room....what ever you need! 3-pc lower level bathroom. Convenient access to your outdoor PATIO and landscaped backyard. Basement level provides even more space with a large rec room, 4th bedroom and laundry room. SOUTH FACING backyard will be your summer oasis. Enjoy a covered deck, large patio and gravel pad for kids play centre or firepit. OVERSIZED DOUBLE GARAGE. Updates include KITCHEN (2021), NEW WINDOWS / main level (2021) with the majority of all windows done within last 10 years, NEW ROOF SHINGLES with SOFFITS/FASICA (2018), AGGREGATE WALKWAY (2019) and NEW FURANCE (2020). You'll absolutely love this location. Easy walk to Dalhousie LRT STATION. Walk to neighbourhood schools, shops, Nosehill Park. 7-min drive to U OF C. 11-min drive to FOOTHILLS HOSPITAL. 15-min drive to downtown. Don't miss out!

**Sold Price:** \$682,500

**SP/SF:** 602.13

**Sold Date:** 09/05/2022

## Residential

Sold



**522 35 Street Nw**  
**Style:** Bungalow  
**Subdivision:** Parkdale  
**Occupancy:** Vacant  
**Possession:** Immediate  
**Parking:** Double Garage Detached

**Calgary**  
**SqFt:** 1068  
**Beds:** 4/3  
**Baths:** 2/0  
**Yr Built:** 1951

**A1226529**  
**List Price:** \$739,900.00  
**Taxes:** \$5,029/2021  
**DOM/CDOM:** 58/58  
**Lot Size:** 5,996 SqFt

Bob Damji

EXP REALTY

\*\*\*OPEN HOUSE | THURSDAY AUGUST 4, 2022 5:30PM - 8:30PM & SATURDAY AUGUST 6, 2022 3PM - 6PM\*\*

\*\*\*INVESTOR/DEVELOPER ALERT - HUGE potential TO BUILD AN INFILL! A 50x120 RC2 lot with many infills on the same street.\*\*\*

WELL-MAINTAINED raised bungalow, with an (illegal) MIL suite to hold the property until you are ready to build! Situated on a quiet street in the popular community of Parkdale. West-facing location lets you enjoy constant Sunshine. Surrounded by green space, mature trees and beautifully updated, featuring 4 beds + 2 baths and an illegal basement suite and recently updated shingles, windows, fence, deck, balcony, furnace and water tank, this home has it all! Walk up the balcony perfect for your morning coffee rituals. Step inside the open-concept main floor of this spotlessly clean home and be welcomed by the bright sizeable living room with floor-to-ceiling windows allowing tons of natural light to stream throughout the open-plan main floor outfitted with beautiful hardwood flooring. Enjoy a warm meal in the dining area. Prepare delicious gourmet meals in the gorgeous white kitchen with plenty of custom white cabinetry, ample counter space, modern white kitchen appliances and an awesome view of the neighborhood. The primary bedroom is large with generous closet space. Down the hall are 2 more good-sized bedrooms and a 4 pc bathroom. The illegal suite basement offers 1 bedroom and a bonus room that you can convert to an extra bedroom or home office, there's a kitchenette, a 3 pc bathroom and a laundry area. The basement has plenty of room for storage or whatever you desire to maximize the space in your home plus plenty of cash flow potential! The fenced backyard boasts a view of the green space, mature trees and an expansive deck - a great place to unwind in the peaceful and serene backyard space, perfect for summer BBQs or any celebration you want to host! You never have to worry about parking space as this home offers a double detached garage with a storage and work area. A great holding property with a huge potential to build a duplex. Family-friendly location! With public transportation just minutes away and shopping, restaurants, schools, and many other amenities within easy reach, this is the ideal place to call home. Book your appointment now!

**Sold Price:** \$725,000

**SP/SF:** 678.84

**Sold Date:** 08/06/2022



**1427 22A Street Nw**  
**Style:** Bungalow  
**Subdivision:** Hounsfeld Heights/Briar Hill  
**Occupancy:** Tenant  
**Possession:** 90 Days / Neg  
**Parking:** Single Garage Detached

**Calgary**  
**SqFt:** 1330  
**Beds:** 3/3  
**Baths:** 2/0  
**Yr Built:** 1953

**A1242801**  
**List Price:** \$744,900.00  
**Taxes:** \$4,972/2022  
**DOM/CDOM:** 62/62  
**Lot Size:** 5,856 SqFt

Robin Clegg

RE/MAX REAL ESTATE (CENTRAL)

Resting on an 50'x117' corner lot in the heart of Briar Hill is this fantastic bungalow with West backyard and mountain views! This property makes an ideal holding property or presents a perfect opportunity to let your imagination inspire you to build your dream home. Boasting mature trees, this three bedroom home offers a charming kitchen, & spacious living/dining room with large picture windows allowing natural light to flow throughout. The finished lower features a spacious rec room, workshop, and laundry. West facing backyard is prime for outdoor living with a new extensive deck and plenty of yard space. Located mere minutes to Lions Park, LRT, SAIT, North Hill Mall, restaurants, & schools. Come see for yourself the endless possibilities this home offers in this exclusive community.

**Sold Price:** \$738,000

**SP/SF:** 554.89

**Sold Date:** 09/26/2022



**1224 Memorial Drive Nw**  
**Style:** 3 Storey  
**Subdivision:** Hillhurst  
**Occupancy:** Vacant  
**Possession:** Immediate  
**Parking:** Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Oversized, Parking Pad

**Calgary**  
**SqFt:** 1938  
**Beds:** 4/3  
**Baths:** 3/0  
**Yr Built:** 1912

**A1225796**  
**List Price:** \$749,000.00  
**Taxes:** \$6,947/2021  
**DOM/CDOM:** 81/81  
**Lot Size:** 4,499 SqFt

Travis Munroe

CENTURY 21 ELEVATE REAL ESTATE

\*\*\*INVESTOR ALERT \*\*\*Endless possibilities surround this 37'x120' M-CG Kensington/Hillhurst home offering million dollar views of the river and downtown skyline. Riverfront land along this stretch of Memorial Dr is in high demand and the M-CG zoning creates opportunity. The home itself is in fantastic condition and has plenty of life left including a high-end 50 year roof. Beautiful hardwood leads to the artistic kitchen featuring granite countertops, high-end s/s appliances, and a floating island. Upstairs you will find 3 bedrooms, 2 full bathrooms including a master retreat on the third level and upstairs laundry. The basement has a separate entrance and is fully finished and can generate rental income with the necessary steps. Completing the package is an oversized double car garage + paved parking pad beside it.

**Sold Price:** \$718,500

**SP/SF:** 370.74

**Sold Date:** 08/23/2022

# Residential

Sold



## 3008 Morley Trail Nw

**Style:** 4 Level Split  
**Subdivision:** Banff Trail  
**Occupancy:** Vacant  
**Possession:** 30 Days / Neg  
**Parking:** Double Garage Detached, Garage Door Opener, Garage Faces Rear, Off Street, Oversized, Parking Pad

Simon Strydhorst

## Calgary

**SqFt:** 1251  
**Beds:** 6/2  
**Baths:** 3/0  
**Yr Built:** 1956

## A1250986

**List Price:** \$749,900.00  
**Taxes:** \$4,311/2022  
**DOM/CDOM:** 18/18  
**Lot Size:** 6,006 SqFt

RE/MAX HOUSE OF REAL ESTATE

Builders and Investors alert: RARE 50' X 120' M-C1 zoned lot in highly sought after community of Banff Trail ideal for redevelopment into 3 to 4 storey apartment building or townhouses (subject to city approval). Perfect community for this redevelopment located walking distance to U of C and Confederation Park, close to Foothills Hospital, Children's Hospital, SAIT, Market Mall, Nose Hill Park, LRT and close proximity to Downtown! Superb investment property with 6 bedrooms and 3 Full baths that has been meticulously maintained over the years. Also great for Airbnb or rent by the room to U of C students with the current rental shortage! Great for large family too, in a desirable inner city community with great schools! Pride of ownership evident throughout. Spacious rooms, gleaming hardwood floors, 2 wood burning fireplaces with gas log lighters, oversized double detached garage with additional parking pad beside are just some of the highlights of this home.

**Sold Price:** \$725,000

**SP/SF:** 579.54

**Sold Date:** 08/30/2022



## 5504 Dalhousie Drive Nw

**Style:** 4 Level Split  
**Subdivision:** Dalhousie  
**Occupancy:** Vacant  
**Possession:** Immediate  
**Parking:** Double Garage Detached, Garage Faces Side, Oversized

Calvin Kawa

## Calgary

**SqFt:** 1168  
**Beds:** 4/2  
**Baths:** 3/1  
**Yr Built:** 1973

## A2001265

**List Price:** \$749,900.00  
**Taxes:** \$3,725/2022  
**DOM/CDOM:** 24/24  
**Lot Size:** 7,351 SqFt

URBAN-REALTY.ca

Are you looking for a home in one of Calgary's top communities? This is the one you've been waiting for! This stunningly renovated 4-level split has over 2000 sq feet of living space. A corner lot with fantastic city views and steps away from amenities, transit (LRT) and schools make this the perfect location. A brand new fence surrounding a large backyard allows for lots of privacy, while the patio makes this the perfect place to entertain friends and family throughout the year. Some of the many upgrades include new windows, electrical, plumbing, fence, deck, carpet, engineered hardwood floor freshly painted throughout. A new kitchen, 3 brand new bathrooms, and a wet bar. This 4 bedroom open floor plan achieves the perfect balance of open concept living with loads of custom cabinetry and storage throughout the home. Relax in the living room while bathed in sunshine that streams through the brand-new picture window. Unobstructed sightlines between the kitchen and dining room allow for everyone to be part of the conversation at mealtime. Engineered Hardwood floors run throughout the main floor. The newly renovated kitchen features stainless steel appliances with quartz countertops, the kitchen window overlooks the inviting backyard, while the large kitchen island ensures lots of prep space.

The upper level includes the primary bedroom with a newly renovated ensuite, featuring a freestanding tub and separate shower, and in-floor heating enjoy the spa-like feel every day! A custom walk-through closet ensures you will have ample storage. The 2nd bedroom allows you to keep your small children close allowing for peace of mind.

The lower levels include more developed space, enjoy the architectural detail of the coffered ceiling while relaxing in front of your wood-burning fireplace. The developed space includes a wet bar with built-in wine fridge, and ample room for a games area or office space. Another newly renovated bathroom with heated floors, 2 bedrooms with custom closets and laundry room with additional cold storage complete the space. This home is so versatile you're sure to find it to be the perfect fit. This property won't last long, book your viewing today!

**Sold Price:** \$719,000

**SP/SF:** 615.58

**Sold Date:** 10/05/2022

<b>Avg SqM:</b>		<b>Avg DOM:</b> 45	<b>Avg List \$:</b> \$685,843
<b>Avg SqFt:</b> 1,294.17		<b>Active DOM:</b> 24	<b>Avg Sold \$:</b> \$672,348

Information herein deemed reliable but not guaranteed. Measurements are as per RMS 10/26/2022 - 1:39 PM